

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 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: May 05, 2020
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 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.

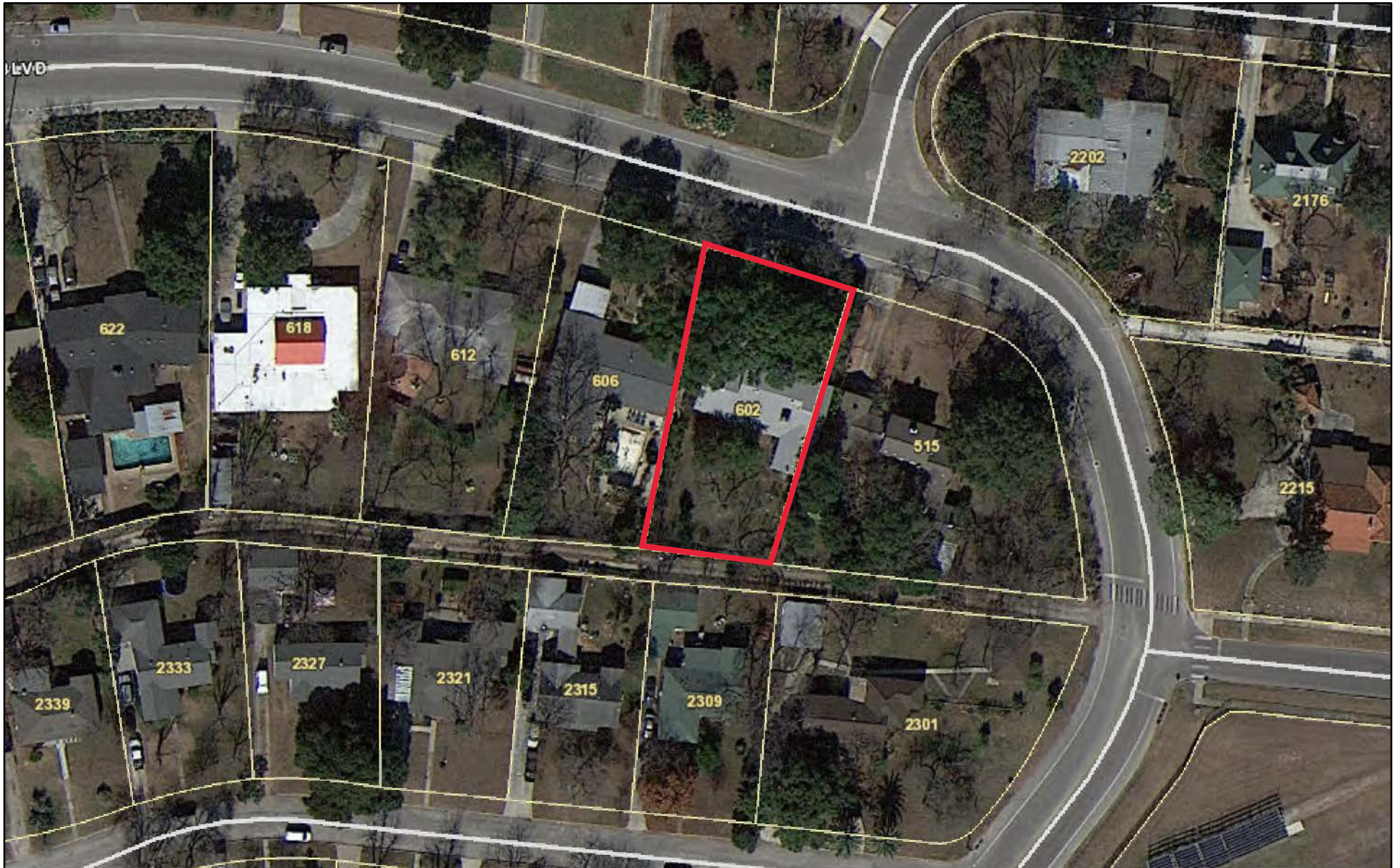
FINDINGS:

- 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.
- c. DESIGN REVIEW COMMITTEE – In accordance with the commission action issued at the HDRC hearing on May 1, 2020, the applicant met with the Design Review Committee on May 5, 2020. Committee members commented that the proposed doors were generally appropriate, but replacement should only be considered when the original doors are beyond repair. Committee members also asked the applicant to provide photos for each window and door on the house to consider the how front door replacement impacts the total historic integrity of the house.

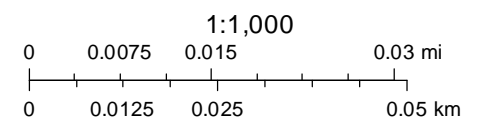
RECOMMENDATION:

Staff 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 information that the doors are beyond repair, then a similar style door or one that is compatible to the style of the house may be appropriate.

602 Kampmann



March 8, 2020





Kampmann Blvd

Kampmann Blvd

Kampmann Blvd

West Summit

Kampmann Blvd

Kampmann Blvd

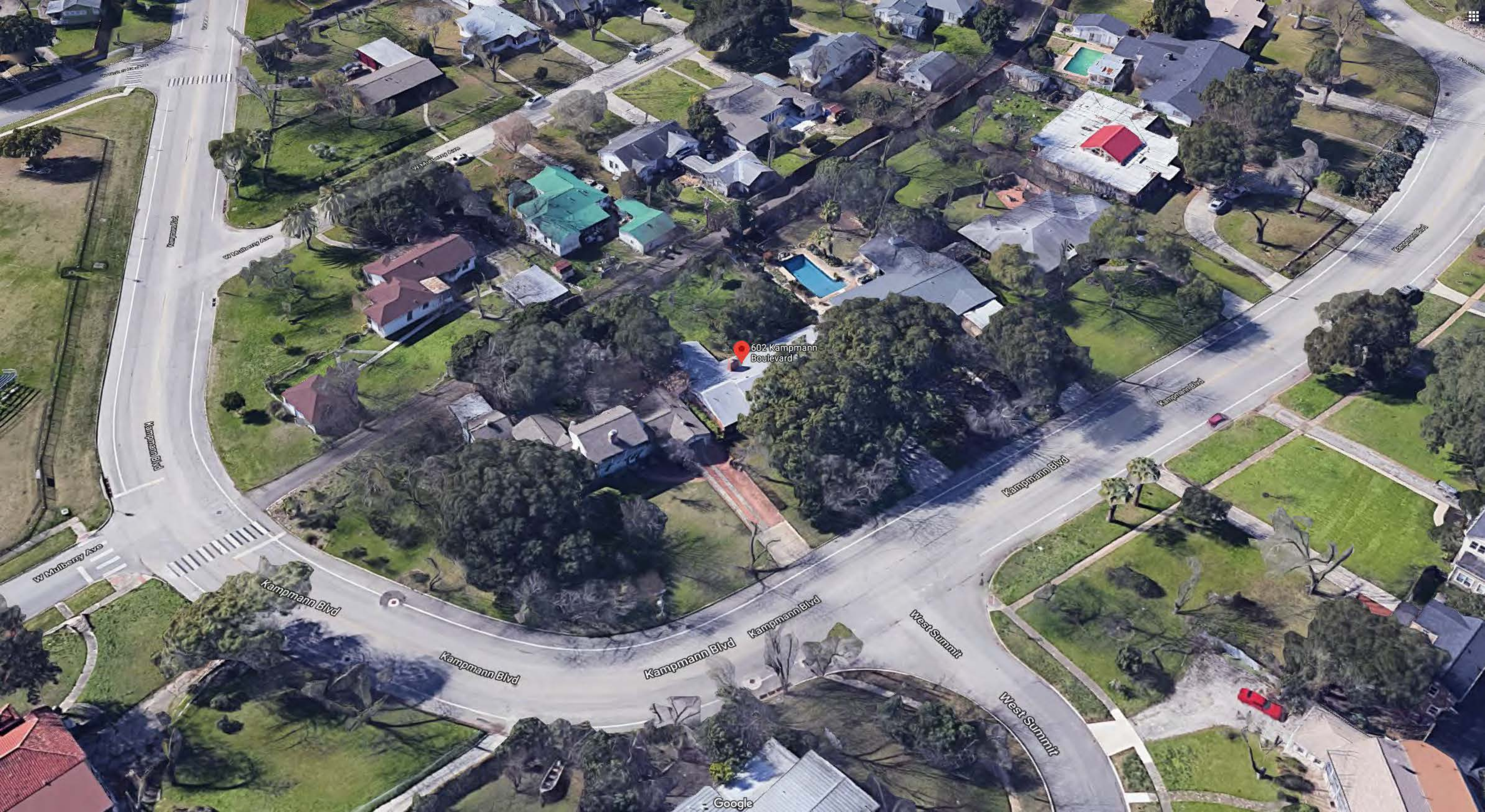
Kampmann Blvd

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

W Mulberry Ave

W Mulberry Ave

W Mulberry Ave

Kampmann Blvd



March 5th 2020



March 5th 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:















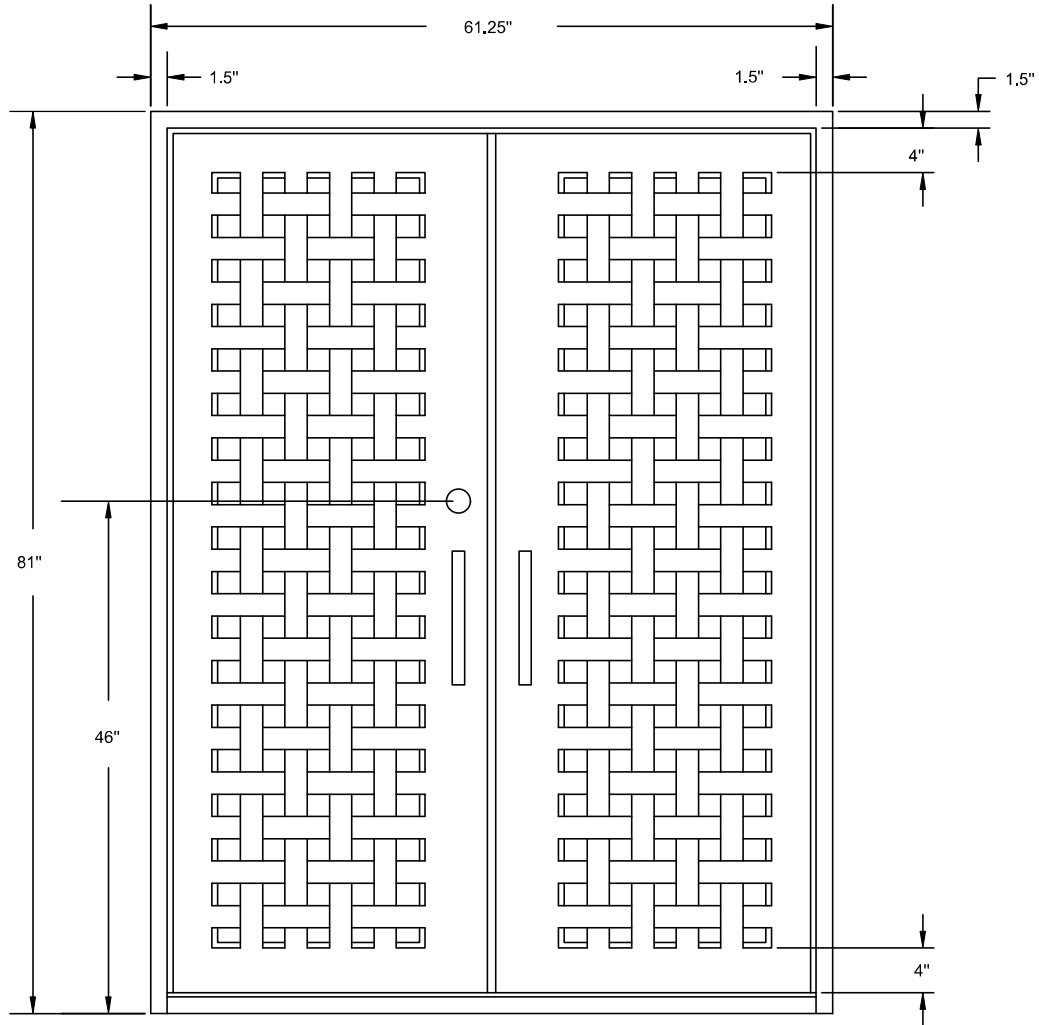




MAGNOLIA DOORS
LUXURY IRON WORKS

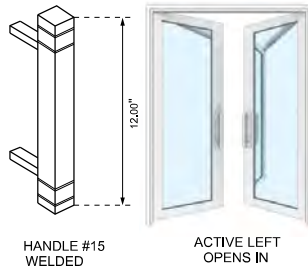
INNOVATION
CONTEMPORARY IRON DOORS
BY MAGNOLIA DOORS

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

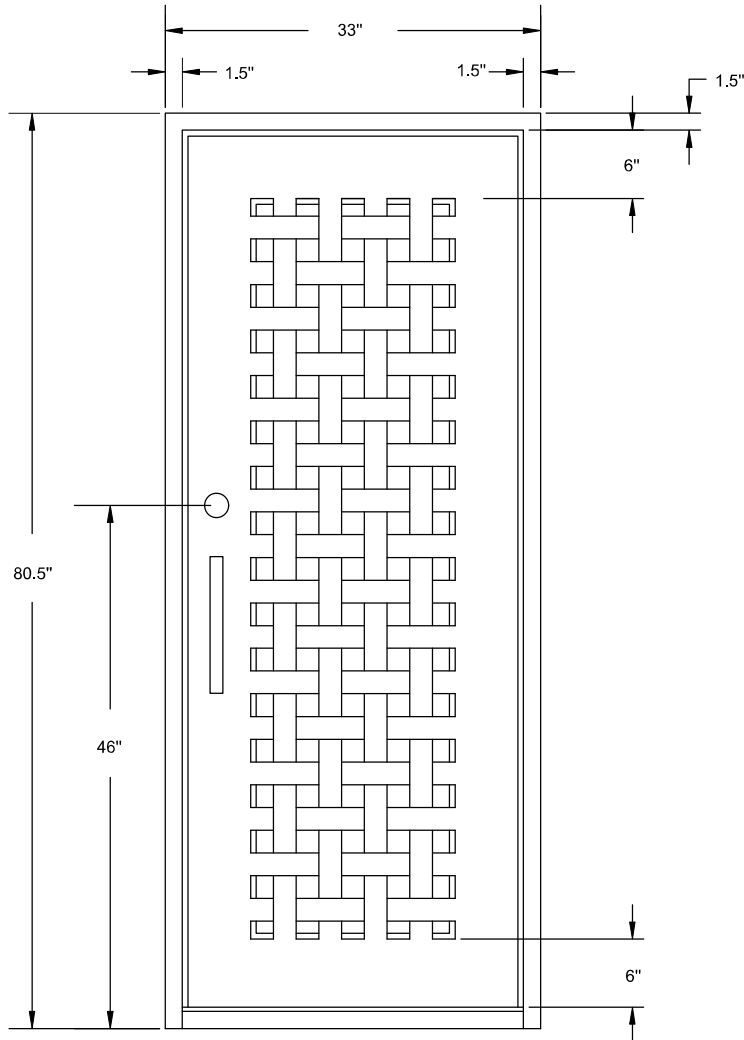
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|--------------------|---------|----------------------|----------------|--------------------------------|----------------------|
| Order: S03477 | | OLIVARRI JEFF | | Description: FRONT DOOR | |
| Dimensions Height: | 81" | Glass Type: | Clear | Glass 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

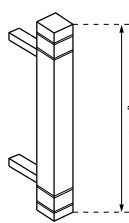
INNOVATION
CONTEMPORARY IRON DOORS
BY MAGNOLIA DOORS

AIS 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 | | OLIVARRI JEFF | | Description: PATIO DOOR | |
| 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)





602

WKS-0610



602

TEXAS
MKS-0610



602







