

## HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 17

**HDRC CASE NO:** 2015-438  
**ADDRESS:** 1123 BURNET ST  
**LEGAL DESCRIPTION:** NCB 1658 BLK F LOT 15  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Susan Furman/Furman Properties, Inc.  
**OWNER:** Susan Furman/Furman Properties, Inc.  
**TYPE OF WORK:** Door replacement and exterior modifications  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to enclose an existing window opening on the front facade as well as replace the front and rear doors.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 6. Architectural Features: Doors, Windows, and Screens

##### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

##### 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.

### FINDINGS:

- a. The applicant has proposed to remove the two, existing metal doors and install a wood door at the front entrance and another steel door at the rear entrance. The applicant's proposed front door replacement is appropriate and consistent with the Guidelines. Given that the current rear door is a metal door, the applicant's proposal to replace it with a new metal door is appropriate.
- b. Currently on the front façade, a metal window exists where an original door opening would have been located. This is shown not only be the common example found throughout San Antonio of a street facing front door and side facing front door, but also in this particular instance by the single step located beneath the window. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i., existing window and door opening should be preserved. Staff recommends that the applicant retain the existing opening, potentially installing a door to return the front façade to its original state.

### RECOMMENDATION:

Staff recommends approval of the installation of both the front wood door and the rear metal door.

Staff does not recommend approval of the removal of the existing window opening on the front façade. Staff recommends that the applicant retain the existing opening, potentially installing a door to return the front façade to its original state.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Oct 27, 2015

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Primed steel door. This door will be painted white to match the original color of the house. The metal window that was added before I purchased the house ten years ago will be replaced with wood siding to match the original 1918 siding. This will be painted white to match the rest of the house.

We already have approval to remove the pressed wood material to reveal original wood siding.



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Steves & Sons | Model # M2203-CT-PJ4LH | Internet # 205341788

## 36 in. x 80 in. Shaker 3 Lite Stained Mahogany Wood Prehung Front Door

★★★★★ (13)

Questions & Answers (23)



[Open Expanded View](#)

[Click Image to Zoom](#)

Was ~~\$798.00~~

**\$678.30** /each

Save \$119.70 (15%) through 10/15/2015

Great savings on select items

PRODUCT NOT SOLD IN STORES

Front door

### PRODUCT OVERVIEW Model # M2203-CT-PJ4LH | Internet # 205341788

Experience the warmth of wood with this stained mahogany shaker 3 lite wood entry door with clear insulated glass. This door comes pre-hung in fully weather-stripped primed frame. Door has double 2-3/8 in. bore for easy lockset and deadbolt installation.

- Engineered stiles, rails and panels prevent warping and splitting
- High performance bronze weather stripping and adjustable black finish sill provides a tight seal against drafts
- Shaker design construction with flat panels and square sticking
- 3 lite clear glass allows maximum light and visibility
- Tempered safety glass is insulated for energy efficiency
- Mahogany prefinished in chestnut stain adds style and elegance to your front door
- Bronze ball bearing hinges provide ease of operation
- Prehung 4-9/16 in. primed frame for easy installation with 4 in. wall construction
- Requires rough opening of 38-1/4 in. x 82 in. actual unit size 4 -9/16 in. x 37-3/4 in. x 81-1/2 in.
- From outside door opens to inside of home with hinges on the left

### SPECIFICATIONS

#### DIMENSIONS

|                        |          |                      |         |
|------------------------|----------|----------------------|---------|
| Assembled Depth (in.)  | 4.563 in | Door Thickness (in.) | 1.75    |
| Assembled Height (in.) | 81.5 in  | Jamb Size (in.)      | 4-9/16" |
| Assembled Width (in.)  | 37.75 in | Rough Opening Height | 82      |
| Door Size (WxH) in.    | 36 x 80  | Rough Opening Width  | 38.25   |

DETAILS

|                     |                                |                      |   |
|---------------------|--------------------------------|----------------------|---|
| Color Family        | Chestnut                       | Glass Style          | Clear                                       |
| Color/Finish        | Chestnut                       | Glass Type           | 3 Lite                                      |
| Commercial          | No                             | Hinge Finish         | Bronze                                      |
| Door Configuration  | Single Door                    | Included             | No additional items or accessories included |
| Door Handing        | Left-Hand/Inswing              | Material             | Wood  |
| Door Style          | Carriage                       | Number of Hinges     | 3   |
| Door Type           | Exterior Prehung               | Panel Type           | 2 Panel                                     |
| Features            | Lockset Bore, Weatherstripping | Product Weight (lb.) | 200 lb                                      |
| Finish Type         | Stained                        | Returnable           | 90-Day                                      |
| Glass Caming Finish | No caming                      |                      |   |

WARRANTY / CERTIFICATIONS

|                       |               |                       |                 |
|-----------------------|---------------|-----------------------|-----------------|
| Energy Star Qualified | Not Qualified | Manufacturer Warranty | 1 Year Warranty |
| Fire rating           | None          |                       |                 |





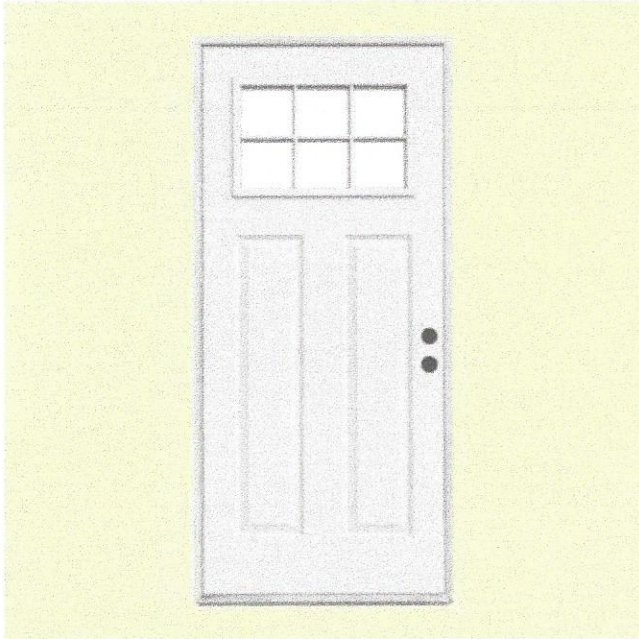
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More doing.

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Use **Current Location** or **find store**

JELD-WEN | Model # N32881 | Internet # 203193459

## 32 in. x 80 in. Premium 6 Lite Primed White Steel Prehung Front Door

★★★★★ (8) | Questions & Answers (6)



**\$416.83** /each

PRODUCT NOT SOLD IN STORES

Back door

Open Expanded View

Click Image to Zoom

### PRODUCT OVERVIEW Model # N32881 | Internet # 203193459

Steel has never looked so good. No longer just a material associated with basements and garages, JELD-WEN premium steel doors offer that relied-upon strength, durability and ease of maintenance but add the enduring beauty of decorative glass patterns, architectural door styles, transoms, Sidelites and hardware. Backed by a lifetime limited warranty, you can have enduring beauty, strength and reliability all for an affordable price.

California residents: see [Proposition 65 information](#).

- Consult your local building code official for applicable codes and regulations
- Not all products are suitable for locations that experience severe weather
- As viewed from the exterior of the home with the door closed, a left-hand inswing is when the knob is on the right and the door opens into the home
- prehung unit for easy installation
- Factory primed for easy finishing
- Energy efficient core to help lower heating and cooling costs

### SPECIFICATIONS

#### DIMENSIONS

|                        |          |                      |         |
|------------------------|----------|----------------------|---------|
| Assembled Depth (in.)  | 4.563 in | Door Thickness (in.) | 1.75 in |
| Assembled Height (in.) | 81.75 in | Jamb Size (in.)      | 4-9/16" |

|                       |         |                      |         |
|-----------------------|---------|----------------------|---------|
| Assembled Width (in.) | 33.5 in | Rough Opening Height | 82.5 in |
| Door Size (WxH) in.   | 32 x 80 | Rough Opening Width  | 34.5 in |

**DETAILS**

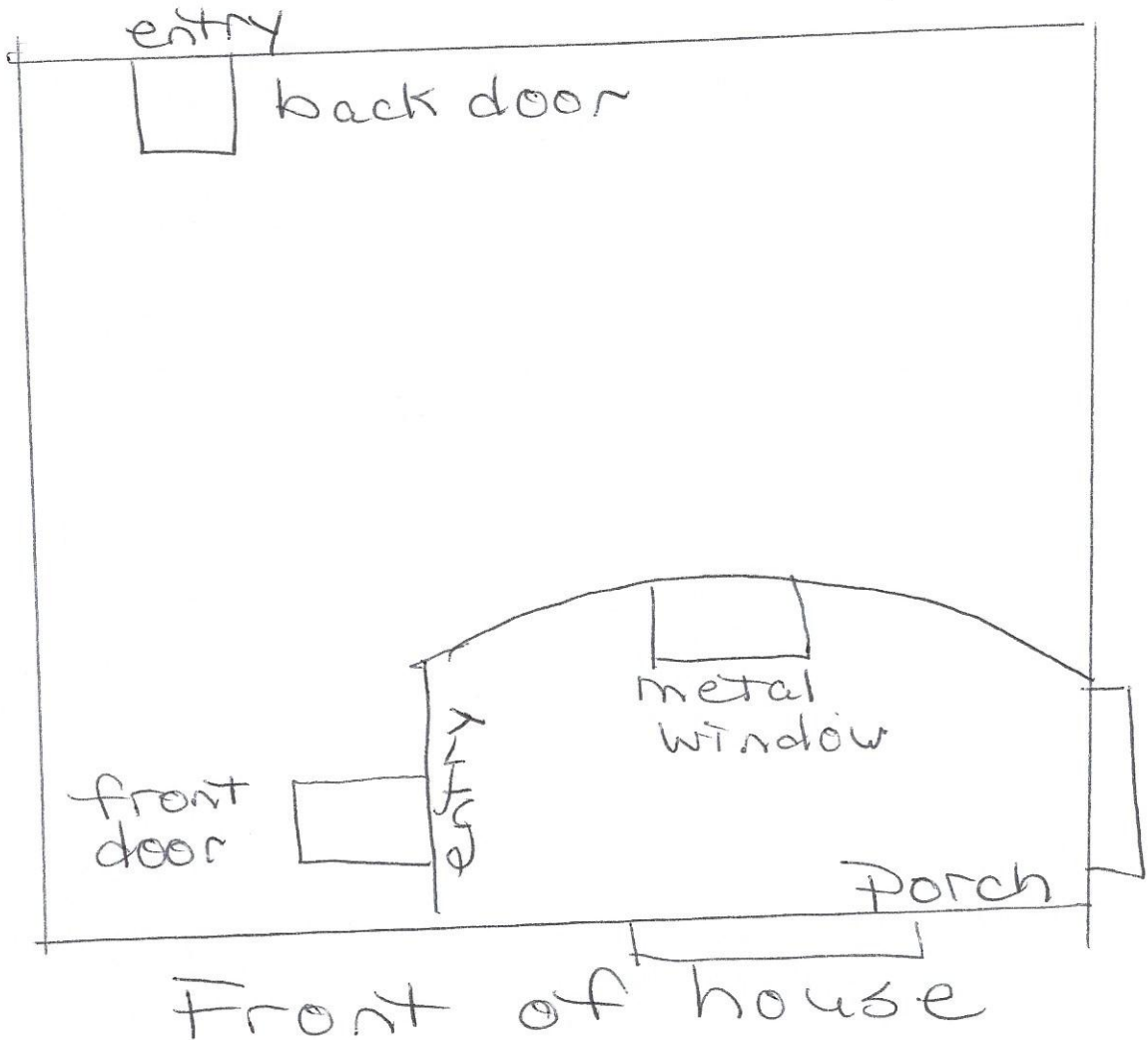
|                    |                   |                      |   |
|--------------------|-------------------|----------------------|---|
| Color Family       | White             | Glass Caming Finish  | No caming                                   |
| Color/Finish       | Primed White      | Glass Style          | Clear                                       |
| Commercial         | No                | Glass Type           | 6 Lite                                      |
| Door Configuration | Single Door       | Hinge Finish         | Nickel                                      |
| Door Handing       | Left-Hand/Inswing | Included             | No additional items or accessories included |
| Door Material      | Steel             | Material             | Steel                                       |
| Door Style         | Craftsman         | Number of Hinges     | 3.0   |
| Door Type          | Exterior Prehung  | Panel Type           | 2 Panel                                     |
| Features           | Weatherstripping  | Product Weight (lb.) | 75 lb                                       |
| Finish Type        | Primed            | Returnable           | 90-Day                                      |

**WARRANTY / CERTIFICATIONS**

|                       |   |                       |                          |
|-----------------------|---|-----------------------|--------------------------|
| Energy Star Qualified | North-Central,Northern,South-Central,Southern | Manufacturer Warranty | 10-Year Limited Warranty |
| Fire rating           | None  |                       |                          |



# back yard



1123 Burnet

1. Front door
2. metal window located in front of house
3. back door

