

## HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 15

**HDRC CASE NO:** 2016-458  
**ADDRESS:** 206 QUENTIN DR  
**LEGAL DESCRIPTION:** NCB 6708 BLK 18 LOT 35 & E 10 FT OF 34  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Adan Ochoa/AO Design, LLC  
**OWNER:** Andrew Zane  
**TYPE OF WORK:** Modifications to fenestration  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing right side entrance door, maintaining the existing door frame, inset wood siding, and install a screen door.

### APPLICABLE CITATIONS:

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

#### 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.

### FINDINGS:

- a. The home at 206 Quentin is in the Monticello Park Historic District, and was designated in 1995. The home is a one-story minimal traditional home with a side gable roof, wood lap siding, and composition shingles.
- b. There is an existing original door opening on the right façade; there is a wooden door with window lights, a stoop, shed roof and wrought iron railing. The existing wood door in the right side entrance will be removed and wood siding will be installed inset within the existing door frame and a screen door will be installed in the door frame. The overhang, stoop, and railing will be retained. According to the Guidelines for Exterior Maintenance and Alterations 6.A.ii., historic door openings should be retained. Staff finds the proposal to retain the existing door opening, but seal off the inside appropriate and consistent with the Guidelines.
- c. Staff made a site visit November 9, 2016, and found that the modifications would not be visible from the public right-of-way.

### RECOMMENDATION:

Staff recommends approval based on findings a through c with the stipulation that the applicant provide a section or plan of the proposed inset.

### CASE MANAGER:

Lauren Sage



## Flex Viewer

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Printed: Nov 08, 2016

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AO Design, LLC.

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## Written Narrative

October 17, 2016

The applicant at 206 Quentin Dr., is wishing to convert the existing sunroom back to its original state of a screened in porch. The windows will be removed and replaced with window screens. Also, the door on the right side of the house is inaccessible, due to vegetation and it being so close the neighbors driveway. The client would like to get more space in their kitchen and by doing so they would like to have this door removed to have it completely sealed. The siding in its place would match the existing.













RESIDENTIAL COMMERCIAL  
DESIGN, LLC  
REMODEL NEW CONSTRUCTION ADDITIONS  
210-632-2154

CITY OF SAN ANTONIO  
NOTICE OF HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION  
ADDRESS: 216 CORTINA  
REQUEST: BAYVIEW SIDE PORCH  
HEARING DATE: NOV 16 2016  
TIME: 5:00 PM  
FOR MORE INFORMATION CONTACT  
G101 115-9774  
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

























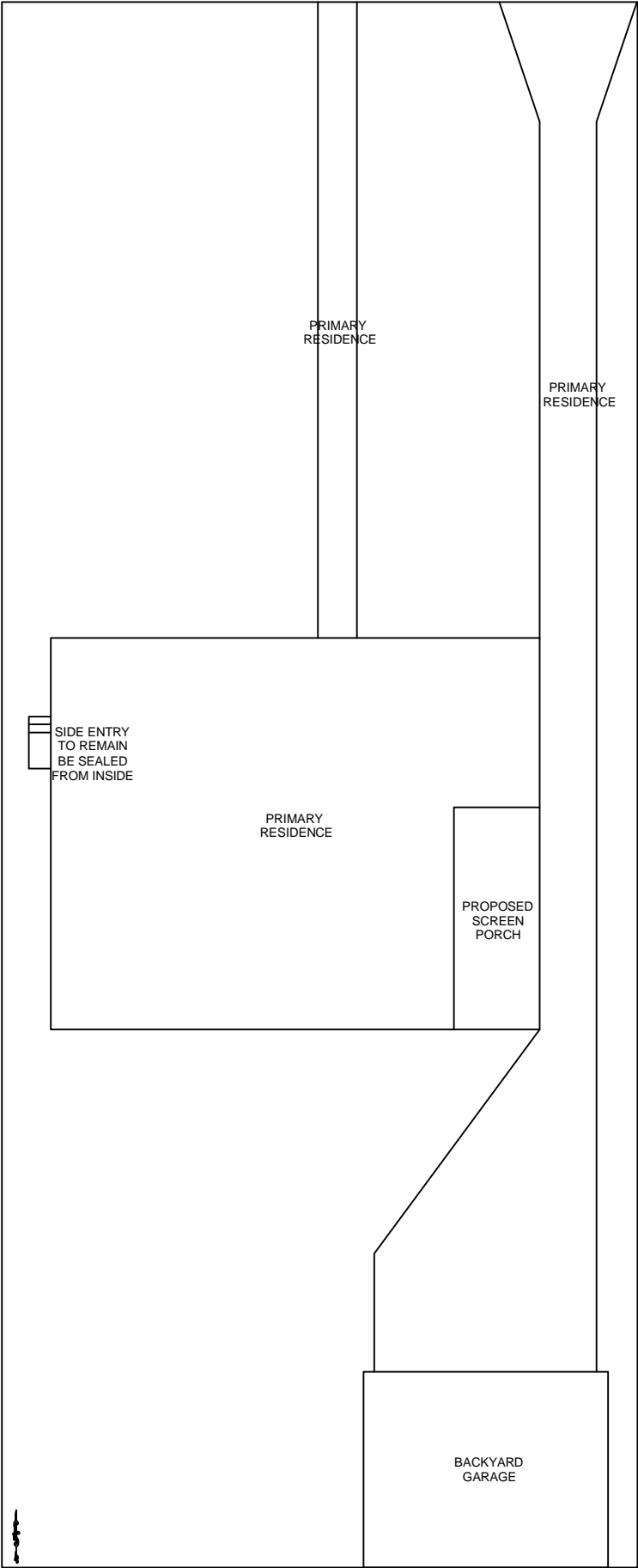




SCALE 100 FT TO ONE INCH



206 QUENTIN ST.



BACK ALLEY