

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-302
ADDRESS: 131 ADAMS ST
LEGAL DESCRIPTION: NCB 931 BLK 1 LOT 15
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Daniel Sexton /Buffalo Contracting
OWNER: Beverley Bunn/BEAVER MEADOWS II LLC
TYPE OF WORK: Front door replacement
APPLICATION RECEIVED: May 14, 2019
60-DAY REVIEW: July 13, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, wood fan lite door with a wood door featuring ornamental rectangular lites and a metal kick plate.

APPLICABLE CITATIONS:

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.

2. Guidelines for Exterior Maintenance and Alterations

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 historic structure at 131 Adams was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure originally featured a double height, wrap around front porch. The original design has been modified to its current state which includes a uniform front facade with a centered, entrance porch with balusters above the porch roof. These modifications which exist presently are found on the 1951 Sanborn Map.
- b. **COMPLIANCE** – On a site visit on May 9, 2019, staff found that the front door had been replaced prior to approval. The applicant was cooperative to submit an application to be heard at the next available HDRC hearing.
- c. **DOOR REPLACEMENT** – The applicant has proposed to replace the existing, wood fan lite door with a wood door featuring ornamental rectangular lites and a metal kick plate. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i., doors should be replaced in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile to the historic element. Staff finds that the existing door is not original to the structure and may be replaced with an appropriate style door. The proposed door is a departure from the American Foursquare/Craftsman style of the structure.

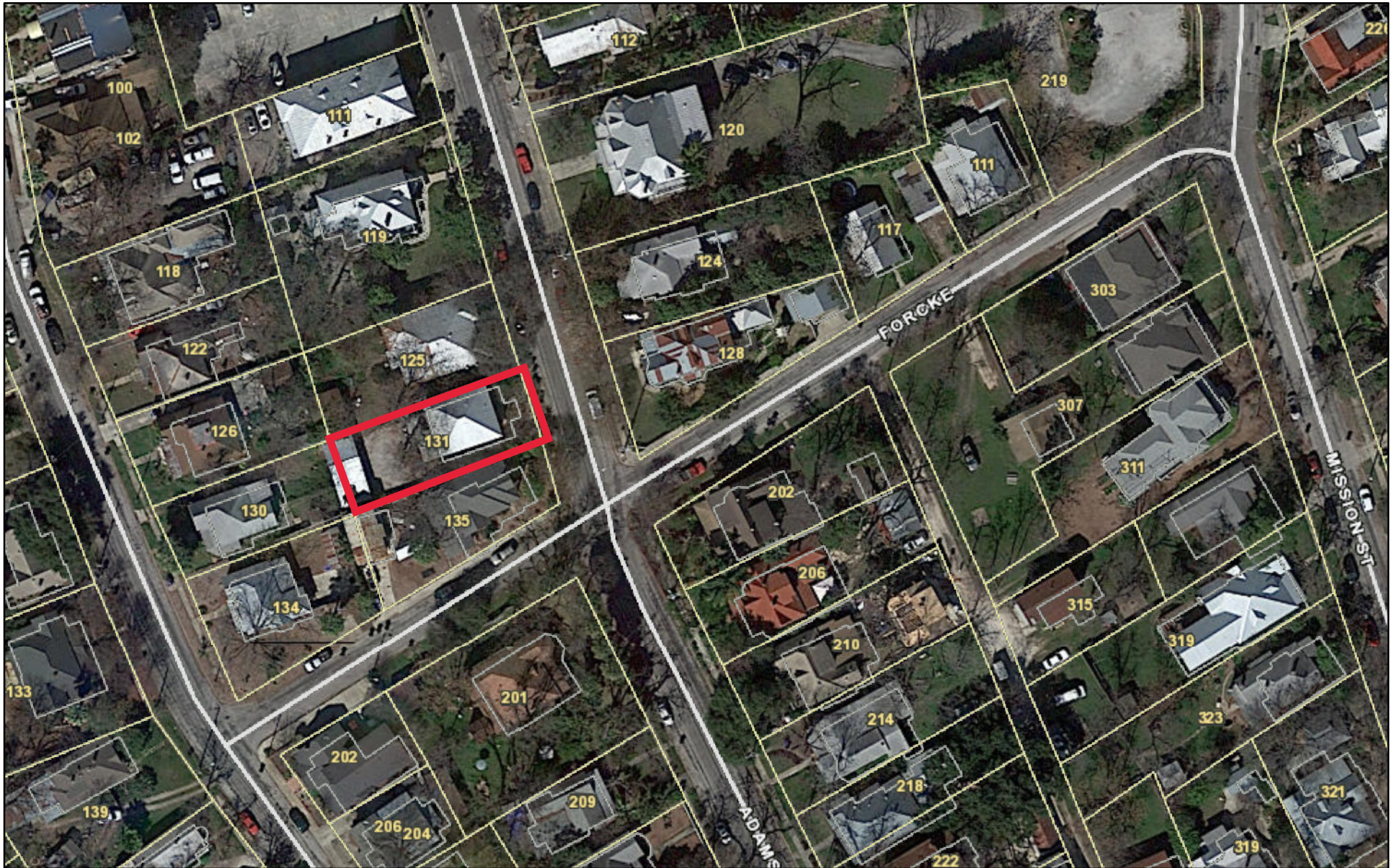
RECOMMENDATION:

Staff recommends approval of door replacement based on finding c with the stipulation that a door style that is appropriate to the American Foursquare/Craftsman style is submitted to staff for verification.

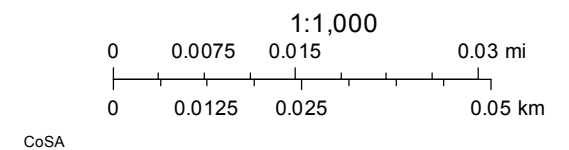
CASE COMMENT:

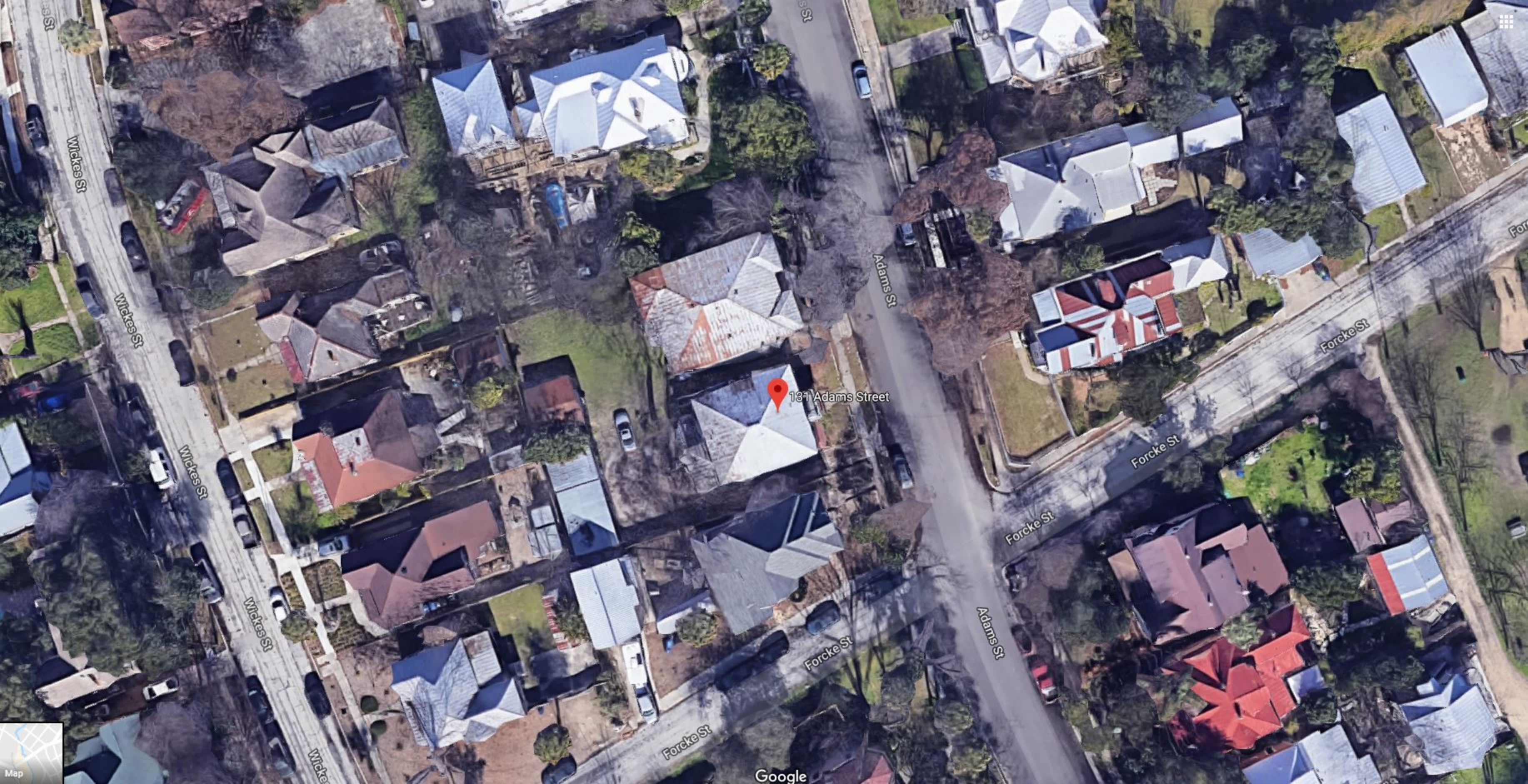
COMPLIANCE – On a site visit on May 9, 2019, staff found that the front door had been replaced prior to approval. The applicant was cooperative to submit an application to be heard at the next available HDRC hearing.

131 Adams



May 27, 2019





131 Adams Street

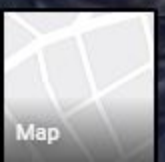
Google

Map



131 Adams Street

Adams St



Google



131

96216562

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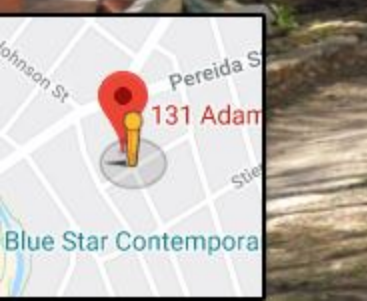
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131



131 Adams St
San Antonio, Texas
Google
Street View - Mar 2019



Google

EXISTING DOOR



PROPOSED DOOR, INSTALLED PRIOR TO APPROVAL

