

# HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

**HDRC CASE NO:** 2019-524  
**ADDRESS:** 1818 SAN PEDRO AVE  
**LEGAL DESCRIPTION:** NCB 1863 BLK 3 LOT 1 & 2 W 25 FT. OF 3  
**ZONING:** C-2,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Sonia Lopez, Maximilion Ramirez  
**OWNER:** Center for Family Relations  
**TYPE OF WORK:** Door replacement  
**APPLICATION RECEIVED:** August 30, 2019  
**60-DAY REVIEW:** October 29, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace two existing Victorian-style wood doors on the front façade of the primary structure with new steel doors.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### 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.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when

the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## **FINDINGS:**

- a. The primary structure located at 1818 San Pedro Ave is a 2 ½-story structure constructed circa 1925 in the Folk Victorian style. The structure was originally built as a primary residence and its front façade faces E Craig Pl. The structure features gable and jerkinhead roof forms, shake shingles on the second story, and a small front porch with decorative gable and turned columns with gingerbreading. The structure is contributing to the Monte Vista Historic District.
- b. **DOOR REPLACEMENT-** The applicant has requested to replace two existing front doors on the primary façade. The applicant originally submitted a Certificate of Appropriateness request for the replacement of one of the two doors. Upon review of the documentation, staff discovered that a second wooden front door had already been replaced with a new steel door. One of the doors is the primary front door off of E Craig Pl, which has already been replaced. The second door is a secondary entrance to a 1-story mass, set back from the front façade, but is visible from the public right-of-way on E Craig Pl. The doors are made of wood and feature an elaborate Victorian-era design, including carved or applied organic detailing and a shelf under the main single glass pane. According to the Guidelines, existing doors should be repaired and preserved. Staff does not find the replacement steel doors appropriate. Staff finds that the doors should be repaired.

## **RECOMMENDATION:**

Staff does not recommend approval based on findings a and b. Staff recommends that the doors be repaired and retained.

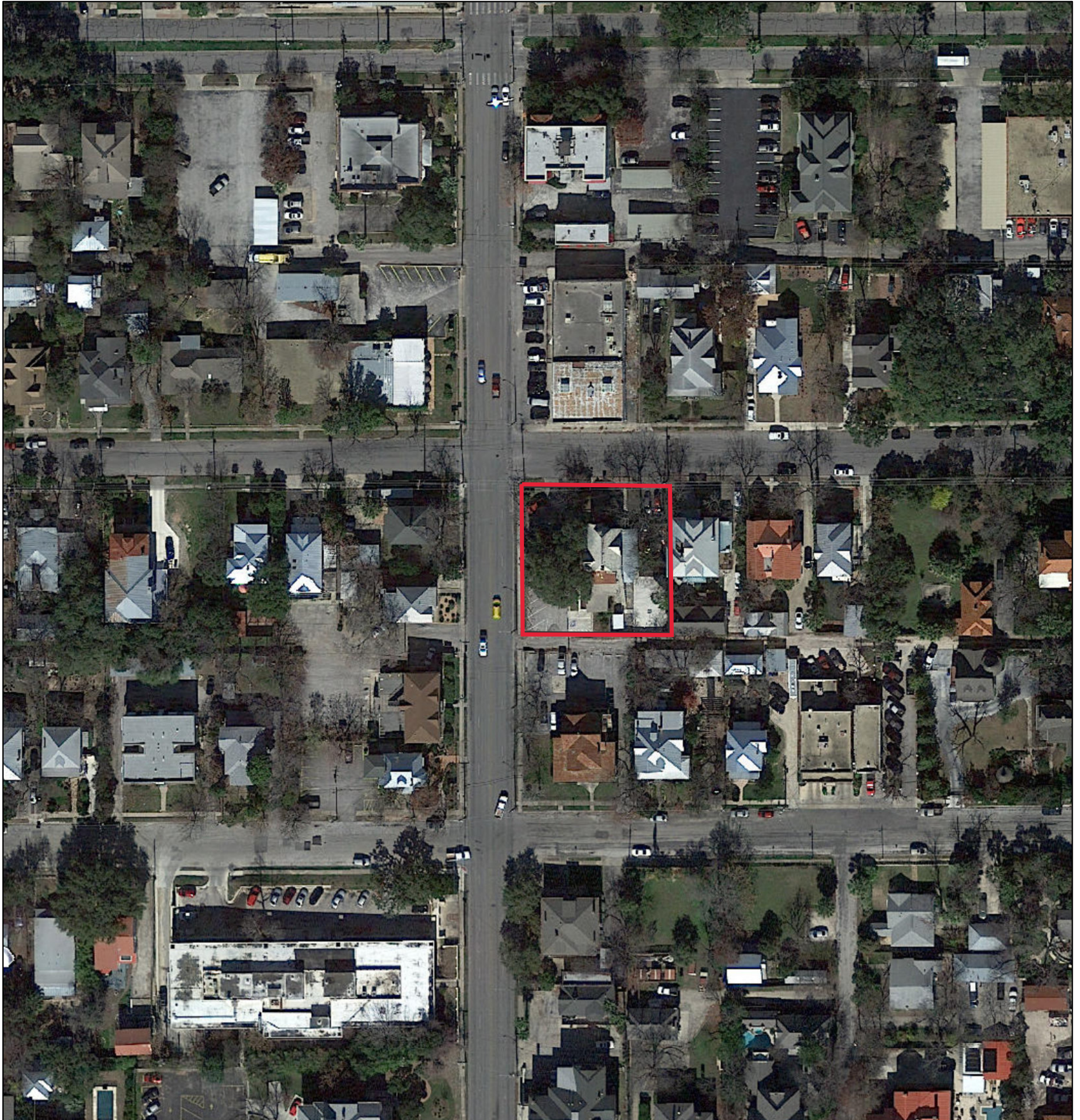
If a door is deemed irreparable by the HDRC, staff recommends that the applicant installs two new fully wooden doors of a similar style that are compatible with the historic structure. A specification is required to be submitted to staff for review and approval prior to receiving a Certificate of Appropriateness.

## **CASE COMMENT:**

The applicant originally submitted a Certificate of Appropriateness request for the replacement of one of the two doors. Upon review of the documentation, staff discovered that a second wooden front door had already been replaced with a new steel door.



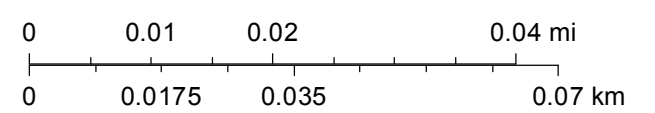
# City of San Antonio One Stop



September 13, 2019

—— User drawn lines

1:1,000







FEBRUARY 2019





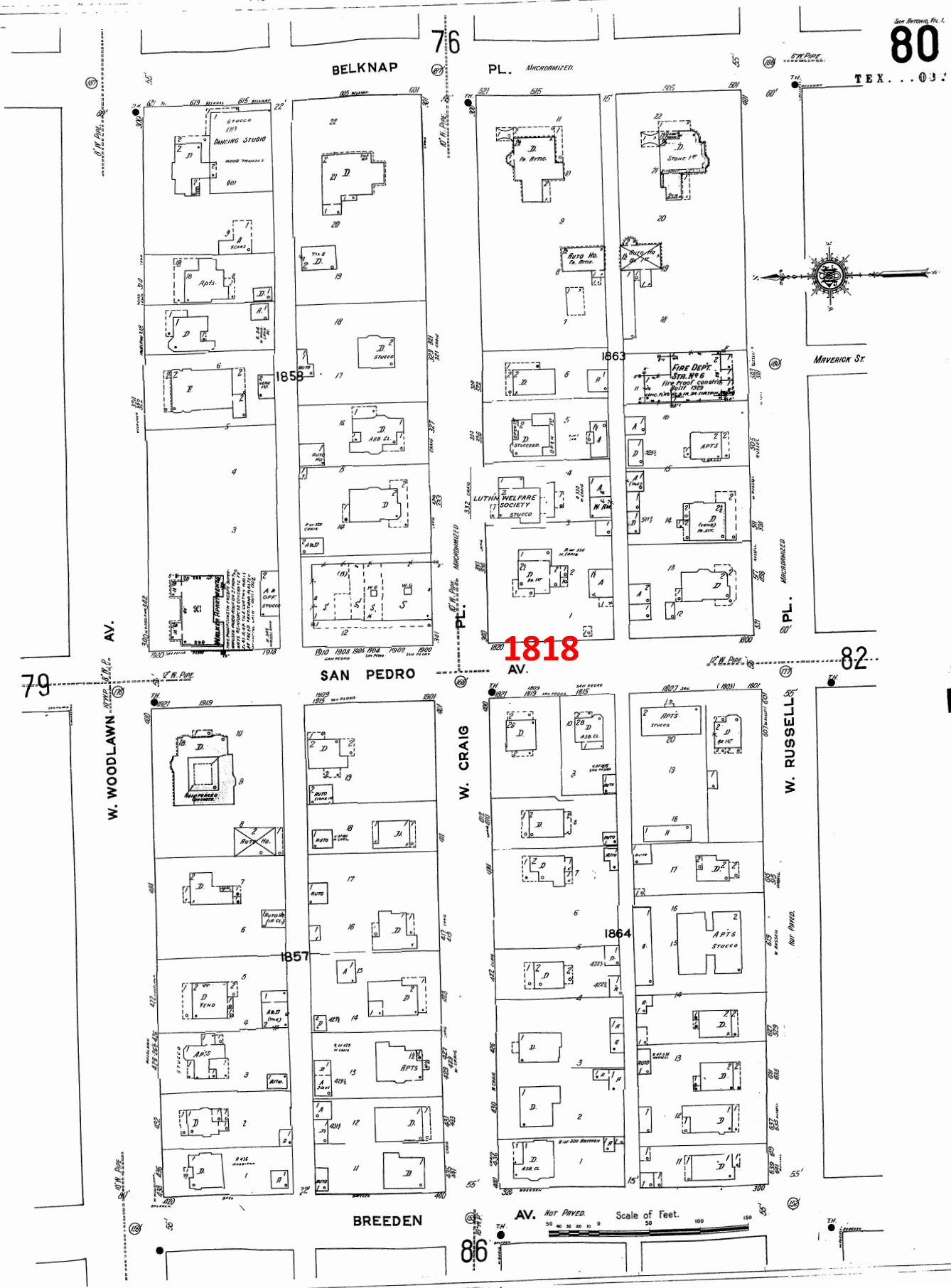
AUGUST 2019





1998 SURVEY PHOTO





80

TEX...03

MAVERICK ST.

PL. MICHODRIFER

82

W. RUSSELL

1818

W. CRAIG

BREEDEN

86

AV. NOT PAVED. Scale of Feet.








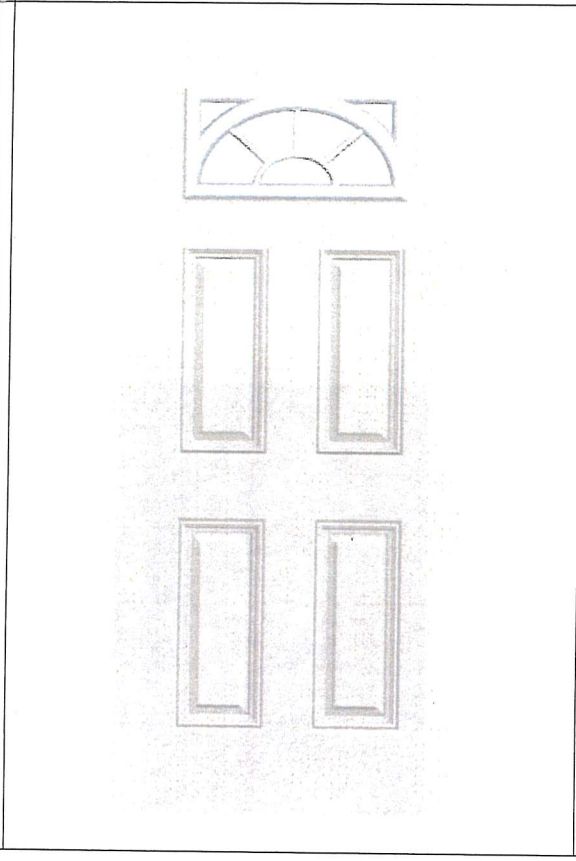
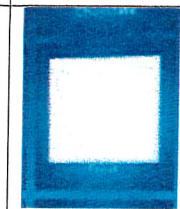








Door Replacement

Existing	Replaced with	Comments
		<div data-bbox="1323 337 1501 544"></div> <div data-bbox="1501 516 1871 553">Color of the replacement door</div> <p data-bbox="1323 589 1766 662">The door style and color have been approved by the beneficiary</p> <p data-bbox="1323 698 1864 771">The door will be similar in style and color to another side entrance</p>