

# HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

**HDRC CASE NO:** 2020-121  
**ADDRESS:** 1947 N NEW BRAUNFELS AVE  
**LEGAL DESCRIPTION:** NCB 1258 BLK 8 LOT E 55.85FT OF 1 THRU 5  
**ZONING:** C-2 IDZ, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Edward Sherfey/NB GRAYSON LLC  
**OWNER:** NB GRAYSON LLC  
**TYPE OF WORK:** Replace the existing storefront door  
**APPLICATION RECEIVED:** March 06, 2020  
**60-DAY REVIEW:** May 06, 2020  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, aluminum storefront entry doors with new aluminum doors.

## APPLICABLE CITATIONS:

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

### 10. Commercial Facades

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.

## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, aluminum storefront entry doors with new aluminum doors. The applicant has noted that the proposed profile (two doors beneath a transom window) will be maintained. This historic structure no longer features historic storefront elements, such as windows or doors.
- b. DOOR REPLACEMENT – The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that façade elements that alter or destroy the historic building character of a historic structure should not be introduced. Generally, staff finds that the proposed replacement doors will not destroy the structure’s historic building pattern, as the applicant has noted that both the door and transom profiles will remain as the currently exist.

## RECOMMENDATION:

Staff recommends approval based on findings a and b.

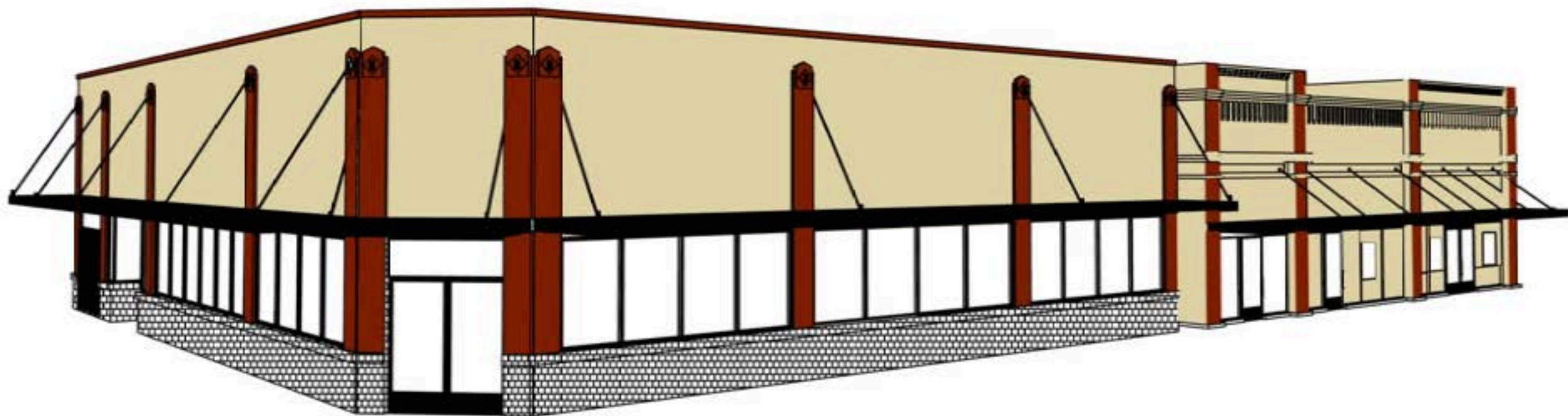
1947



NO  
TRESPASSING  
PROHIBIDO  
PASAR

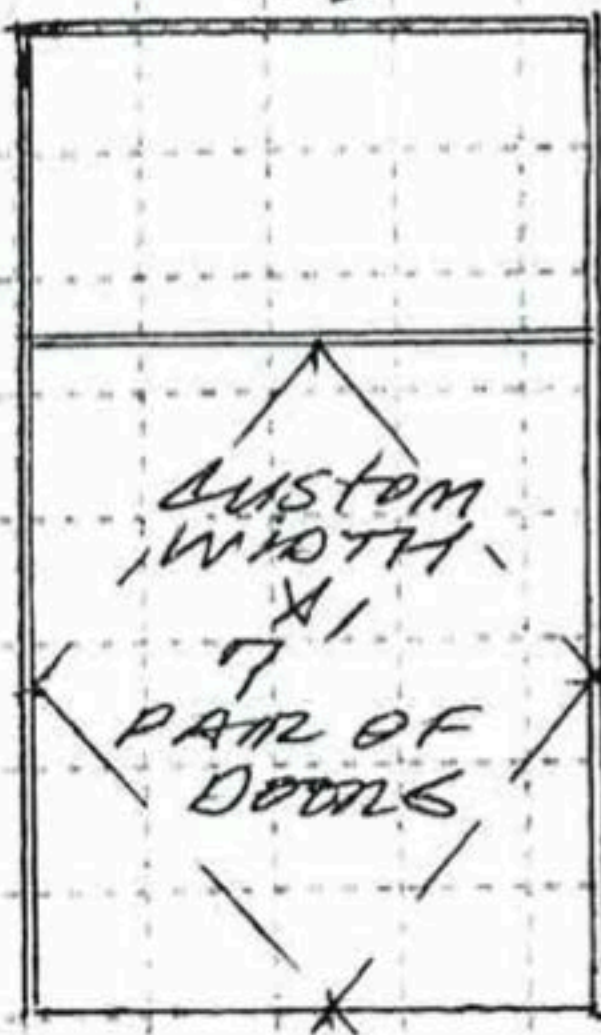






LEASE SPOT 1947

63"



112"

\$ 4