

**HISTORIC AND DESIGN REVIEW COMMISSION  
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

**February 21, 2025**

**HDRC CASE NO:** 2025-029  
**ADDRESS:** 320 CLUB DR  
**LEGAL DESCRIPTION:** NCB 6703 BLK 13 LOT 31 & W 37.5 FT OF 32  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Robert Kesl  
**OWNER:** Robert Kesl/KESL ROBERT  
**TYPE OF WORK:** Screen door replacement  
**APPLICATION RECEIVED:** January 22, 2025  
**60-DAY REVIEW:** March 23, 2025  
**CASE MANAGER:** Rachel Rettaliata

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to replace the existing wooden screen door with a full-lite metal storm door.

**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 structure at 320 Club is a 1-story, single-family residential structure constructed circa 1940. The structure features a side gable composition shingle roof with three (3) front-facing dormers, a front gable porch roof with classical round column supports, a front entry door with sidelites, brick cladding, and one-over-one wood windows. The property is contributing to the Monticello Park Historic District.
- b. **SCREEN DOOR REPLACEMENT** – The applicant has proposed to replace the existing wooden screen door with a mesh screen and decorative metal grille with a full-lite metal storm door. Guideline 6.B.i for Exterior Maintenance and Alterations states that historic doors should be preserved, and doors, hardware, fanlight, sidelights, pilasters, and entablatures should only 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 of the historic element. Staff finds that the applied metal grille is likely not original to the screen door. The installation of a metal storm door is not consistent with the Guidelines. Staff finds that the replacement of the existing wood screen door with a fully wood, full-lite storm door that features the existing hardware would be appropriate.

### **RECOMMENDATION:**

Staff recommends approval for the replacement of the existing wood screen door based on findings a and b with the following stipulation:

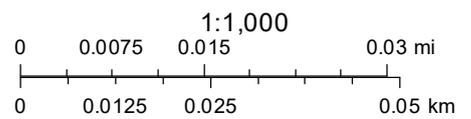
- i. That the applicant installs a fully wood, full-lite storm door to match the existing door in material, design, and appearance, and installs the existing hardware (handle and hinges) on the new storm door based on finding b. The applicant is required to submit final material specifications for the selected door product to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

# City of San Antonio One Stop



February 13, 2025

 User drawn lines



**321 Club Dr**  
San Antonio, Texas

 Google Street View

Jul 2024 [See latest date](#)





320







320  
CLUB  
DE





# Signature Collection

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Clear Glass

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## LARSON

### Signature Collection

Add curb appeal and create a distinctive look.

Agrega un atractivo de la fachada y crea una vista distintiva.



See aisle for in-stock options and pricing.



Don't see your choice in stock?  
Get it in 2 weeks or less.

Scan the code for additional options and pricing.



Convenient built-in security.



Double seal to keep out the elements.



Holds the door in place with a toe tip.



Ready for right or left-handing install.



The DIY-friendly install; no cutting required.

Find your perfect match.

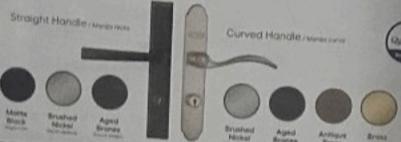


Choose your color.



Finish your door.

Handles sold separately. See display in storm door aisle.



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UPGRADE YOUR HOME IN MINUTES! YOU'VE GOT THIS!