

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

June 21, 2024

HDRC CASE NO:	2024-201
ADDRESS:	516 E COURTLAND PLACE
LEGAL DESCRIPTION:	NCB 2964 BLK 3 LOT 17
ZONING:	R-6, H
CITY COUNCIL DIST.:	1
DISTRICT:	Tobin Hill Historic District
APPLICANT:	Mariel Nelson/NELSON MARIEL DIANE & SCHMIDT LOGAN MARCOS
OWNER:	NELSON MARIEL DIANE & SCHMIDT LOGAN MARCOS
TYPE OF WORK:	Front door replacement
APPLICATION RECEIVED:	May 17, 2024
60-DAY REVIEW:	July 16, 2024
CASE MANAGER:	Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing wood front door with a fiberglass replacement door.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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 historic structure at 516 E Courtland was constructed circa 1922 in the Craftsman style. The property makes its first appearance in the 1922 City Directories, and the structure makes its first appearance on the 1931 Sanborn Map. The structure features wood siding, one-over-one wood windows, an asymmetrical front-porch, and a shingle roof with exposed rafter tails. The structure is contributing to the Tobin Hill Historic District.
- b. FRONT DOOR REPLACEMENT – The applicant has proposed to replace the existing wood front door with a fiberglass Craftsman-style door with one lite featuring textured glass. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i., doors, hardware, fanlight, sidelights, pilasters, and entablatures should be replaced in-kind when the existing elements are deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element. Staff finds this request to be inconsistent with the Guidelines. The applicant has provided evidence that the existing front door is badly damaged and previous repairs have been attempted. Staff finds that the existing fully wood front door should be replaced with a fully-wood front door product. A Craftsman-style door is an appropriate style.

RECOMMENDATION:

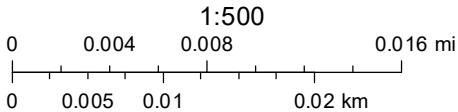
Staff recommends approval of front door replacement based on findings a through b with the following stipulation:

- i. That the applicant installs a fully wood front door in a style that is appropriate for the architectural style of the structure featuring clear glass based on finding b. The applicant is required to submit product specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness. A salvaged wood door would also be appropriate.

City of San Antonio One Stop



June 12, 2024



516 E Courtland Door Replacement

Mariel Nelson and Logan Schmidt

May 17, 2024

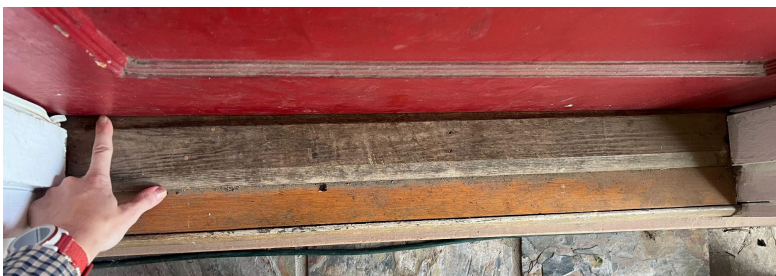
1. Existing exterior doors:

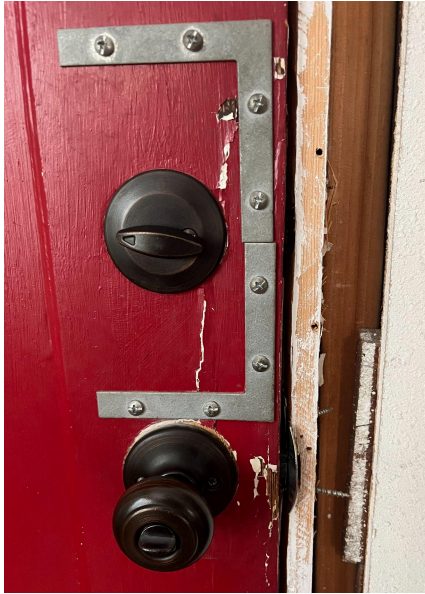
Front

Current door is solid wood in a wood jamb. We guess that it is not original because the framing and drywall can accommodate a 36" wide door and the current door slab is 34." Jamb is $\frac{3}{4}$ " too wide for the wall thickness and the interior trim is Selex branded white pine boards. This contrasts with the stained wood window casings throughout the house; not sure on wood type, it looks dense and is possibly restored original trim.

Door has some issues. 1) Wood is cracked around the hardware from being kicked in according to the house inspector when we bought it. 2) Glass panels have moved from their original positions and are no longer centered. 3) Door slab is pretty warped which in practice means we can't close it without the deadbolt and the edges are not flush with the jamb. The CPS energy inspector said the first thing we should do to decrease our energy use is to replace the door. You can feel air coming in around the slab when you stand next to the door and can actually see onto the porch between the weather stripping and the door slab.

Because the door is not original, is warped and cracked, and the door and jamb are the wrong size for the rough opening, we think replacement is reasonable and warranted.





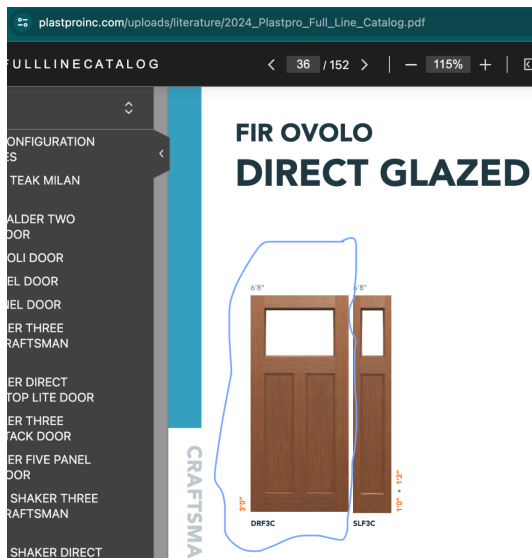
2. Proposed replacements

We propose to replace both doors. Following the [Guidelines for Exterior Maintenance and Alterations](#) 6.B.i., the proposed replacements will match the interpreted size (front door will be 36" instead of current 34") and nature/style ([REPLACEMENT & SUBSTITUTE MATERIALS FOR HISTORIC STRUCTURES](#), Craftsman example 1) of the original doors. We however propose to change the material and substitute in fiberglass for wood for both the jamb and the door slab.

Following the [SUSTAINABILITY GUIDE FOR OLDER STRUCTURES](#), we believe fiberglass is the most durable, energy-efficient, and long-term low maintenance material for the house. From our research, San Antonio has large temperature and humidity fluctuations that make wood warp faster than in other parts of the US. Fiberglass has good insulation which is appropriate for our long, hot summers and cool, occasionally cold winters. Reduced susceptibility to damage and warping mean the door will likely remain flush in the frame for a longer time. Though fiberglass doors are made from recycled materials, buying a new door is not the most eco-friendly choice. However we believe in the long term the increased durability and insulation of fiberglass will preserve the historical character of the home while reducing our energy consumption and reducing the need for us or future owners to replace the doors, which requires more construction supplies and materials. Soundproofing is also an asset, we are next to the St. Mary's strip and it is quite loud in our house on weekend nights :)

Front

PlastPro DRFC3 Craftsman with SDL bars and dentil trim. Though clear glass is preferred in the Historic Design Guidelines, we propose that using a textured glass that emulates the style of historic patterned window glass (for example, [rolled cathedral glass](#)) preserves the character of the door while adding privacy for us. Narrow reed is the first option, micro-granite is 2nd option depending on availability. U-factor 0.25, SHGC 0.09.



Pieces Per Set: 4
17 1/8" SDL Bars (4 pcs.)

Matching Doors:
DRF3C G000 | Spec Page 27
DRS3C G000 | Spec Page 27

