

HISTORIC AND DESIGN REVIEW COMMISSION
February 15, 2023

HDRC CASE NO: 2023-036
ADDRESS: 453 CLUB DRIVE
LEGAL DESCRIPTION: NCB 7014 BLK LOT 13 AND W 5FT OF 12
ZONING: RM-4, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Linda L Smith | Smith, Linda Lou Trust
OWNER: Linda L Smith | Smith, Linda Lou Trust
TYPE OF WORK: Screen Door Installation
APPLICATION RECEIVED: January 30, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Bryan Morales

REQUEST:

The applicant requests approval to install a metal security door with perforated metal screen in front of the existing front door.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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 located at 453 Club Drive is a single-story Tudor Revival style residence. Built c 1936, the property sits between Kampmann and Shearer Boulevard. The house features rock veneer with faux stickwork on the middle gable. The roof features a mix of gable-on-hip and cross-hipped design and is clad in composition shingles. One-over-one windows appear alone or in ganged pairs or sets of three the structure. The property contributes to the Monticello Park historic district.
- b. **SCREEN DOOR:** The applicant requests approval to install a 36"x84" metal screen door with decorative metal elements and a metal mesh screen. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.ii says to preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures. Guideline 6.B.i states that new doors should match the size, material, and profile of the historic element, and 6.B.viii states that the installation of security bars be only installed in the interior as to not distract from the historic elements of the property. Staff finds the proposed metal screen door does not conform to guidelines. A predominately transparent screen door with a tradition design would be more appropriate.

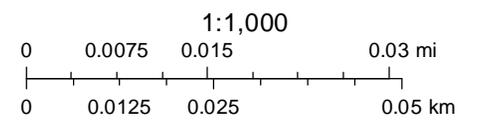
RECOMMENDATION:

Staff does not recommend approval of the request to install the screen door, based on finding b. Staff recommends the applicant install a wood screen door with a fabric mesh that is mostly transparent.

City of San Antonio One Stop



February 8, 2023







SECURITY DOOR FINAL INSPECTION

FINISH	
CONSTRUCTION	
SCREWS & GLASS	
PACKOUT	
ATTENTION OWNER	

DATE: 11/11/11
BY: [Signature]



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