

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2023

HDRC CASE NO: 2023-355
ADDRESS: 224 W MARIPOSA
LEGAL DESCRIPTION: NCB 9013 BLK 7 LOT 34 35, 36 AND 37
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Derek Rodgers
OWNER: Natalie Rodgers/PRO-SERV PROP
TYPE OF WORK: Door modifications
APPLICATION RECEIVED: August 21, 2023
60-DAY REVIEW: October 20, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace the existing non-original front door with a modern five-lite 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:

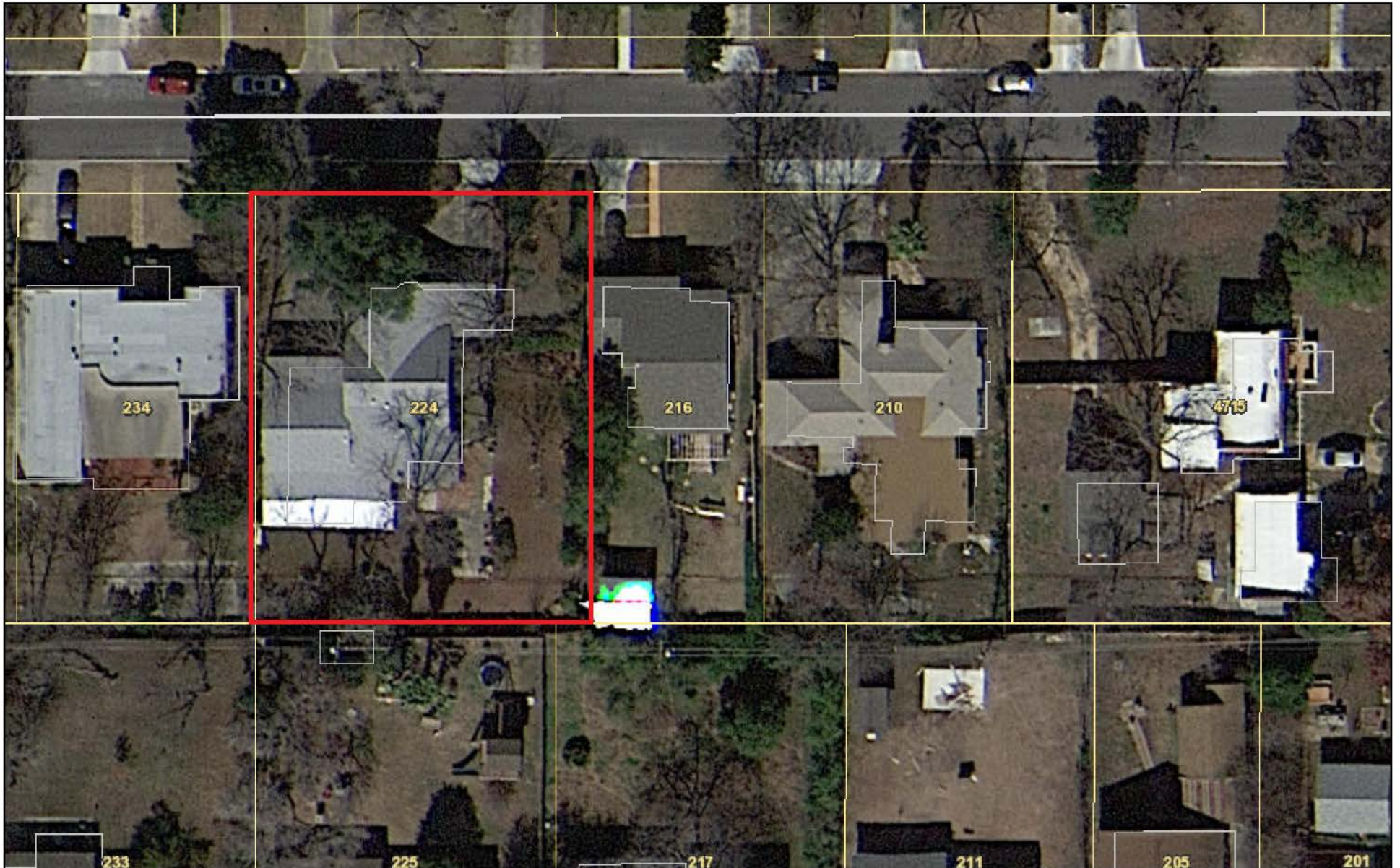
a. The primary historic structure located at 224 W Mariposa is a single-family, residential structure constructed circa 1937 in the Tudor Revival style and first appears on the 1938 Sanborn Map. The historic structure features a steeply pitched sloped composition shingle roof with a front and side gable, wood siding, a side entrance, wood windows screens, and a bay window on the front façade. The property is contributing to the Olmos Park Terrace Historic District.

b. FRONT DOOR REPLACEMENT – The applicant is requesting to remove the front door and replace it with a modern front door. The Guidelines for Exterior Maintenance and Alterations 6.A.ii. states to preserve historic doors. In addition, the Guidelines for Exterior Maintenance and Alterations 6.B.i. states to replace doors in-kind when possible and when in-kind replacement is not feasible, to ensure features match the size, material, and profile of the historic element. The applicant has proposed a door that is not architecturally consistent with the style of the historic structure and is therefore inconsistent with the Guidelines. Staff finds that a Tudor style door should be installed.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that a wood, Tudor style door be installed. The wood, Tudor style door is to be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



September 13, 2023

