

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-511
ADDRESS: 134 E MULBERRY AVE
LEGAL DESCRIPTION: NCB 1702 BLK 6 LOT 9, W25 FT OF 10
ZONING: R-4
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Robert Lee/LindLee, LLC
OWNER: Charlie & Linda Gonzalez/GONZALEZ LINDA LOPEZ & CHARLES
TYPE OF WORK: Exterior alterations
APPLICATION RECEIVED: September 24, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove one (1) existing rear window and One (1) door and install one set of French doors.

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.

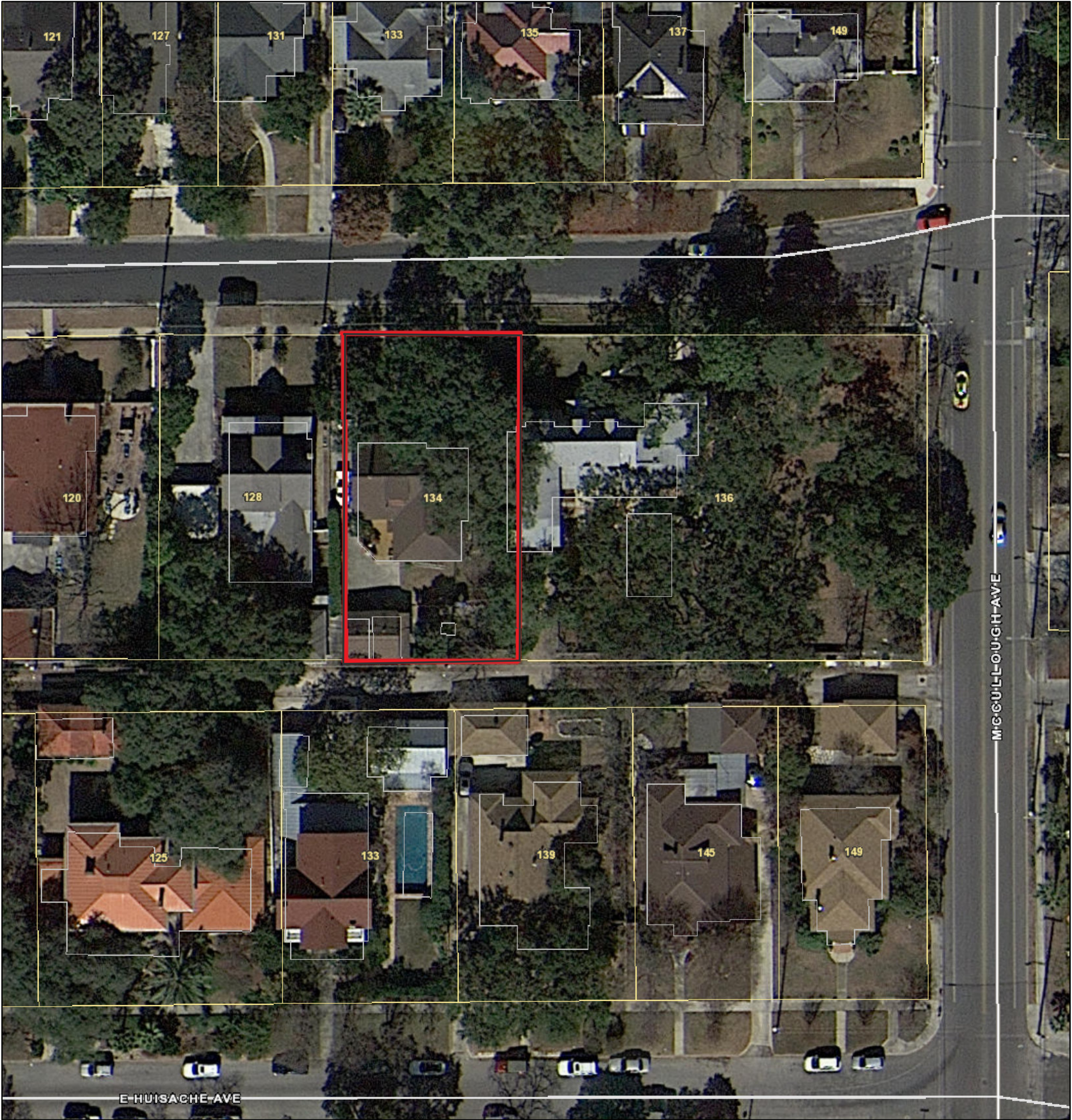
FINDINGS:

- a. The primary structure located at 134 E Mulberry is a 1-story residential building constructed in the Tudor Revival architectural style. It features double hung wood windows, stucco siding, a prominent front chimney, and a steep front gable over the entry door. It is a contributing property to the Monte Vista Historic District.
- b. EXTERIOR ALTERATIONS – The applicant is requesting to replace an existing one over one wood window and pedestrian door on the rear of elevation of the primary structure with new wooden French doors. The existing window has a smaller proportion relative to the majority of the historic window openings on the primary and secondary facades of the home. The modifications will not be visible from the public right-of-way. According to the Historic Design Guidelines, new elements should not significantly alter or destroy historic building character. Opening modifications should be compatible and should be appropriate for the building style. The proposed doors echo the rhythm and proportions on the existing structure and will utilize a portion of the existing window frame opening. Staff finds the request acceptable with the stipulations listed in the recommendation.

RECOMMENDATION:

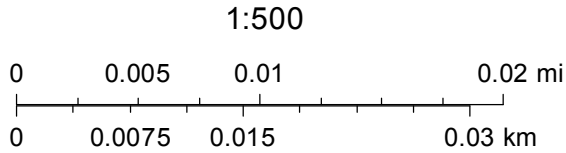
Staff recommends approval based on finding b. Staff recommends that the wood window that is removed be salvaged or stored on site for future use.

City of San Antonio One Stop

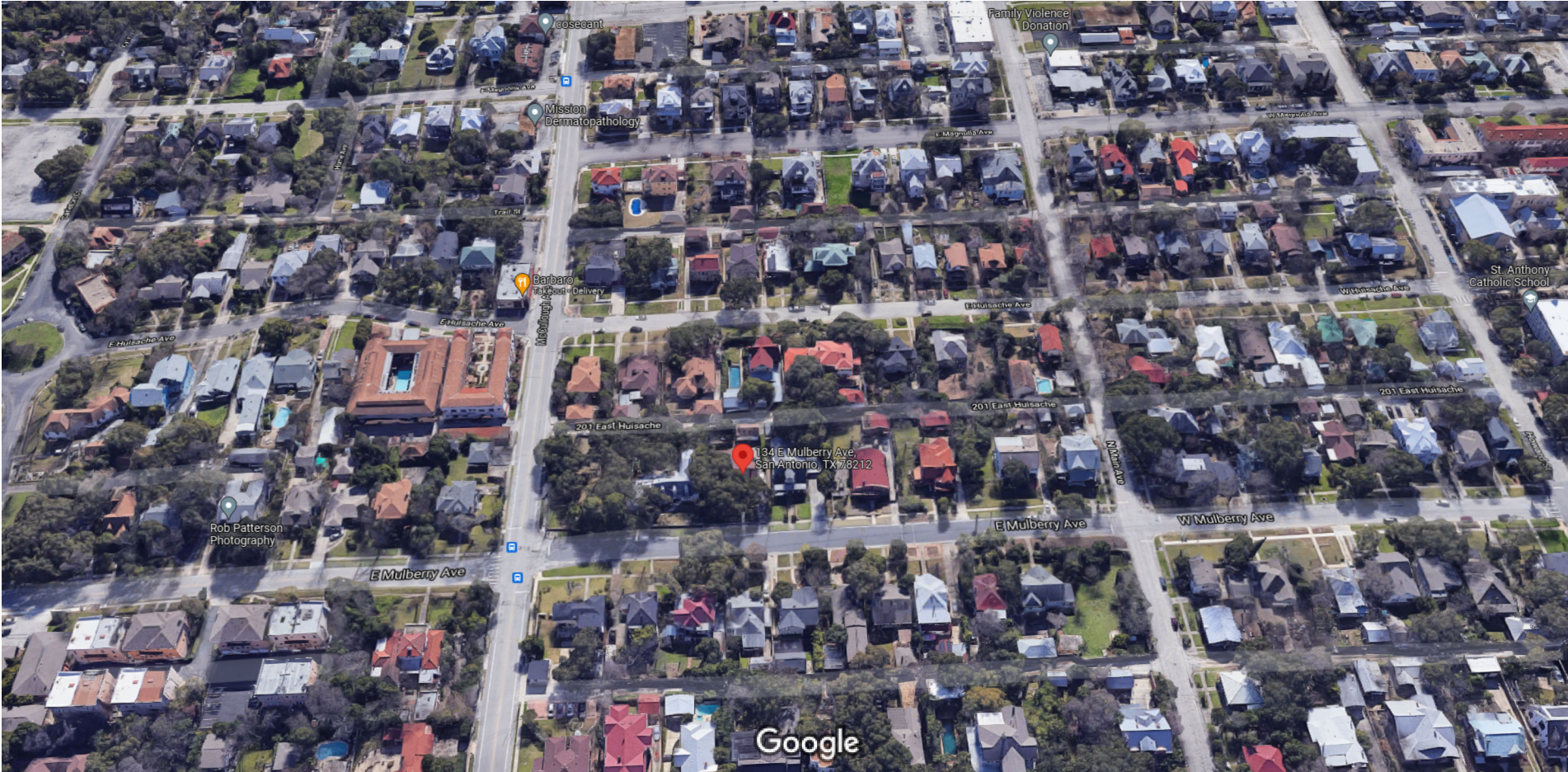


October 14, 2021

— User drawn lines



Google Maps 134 E Mulberry Ave

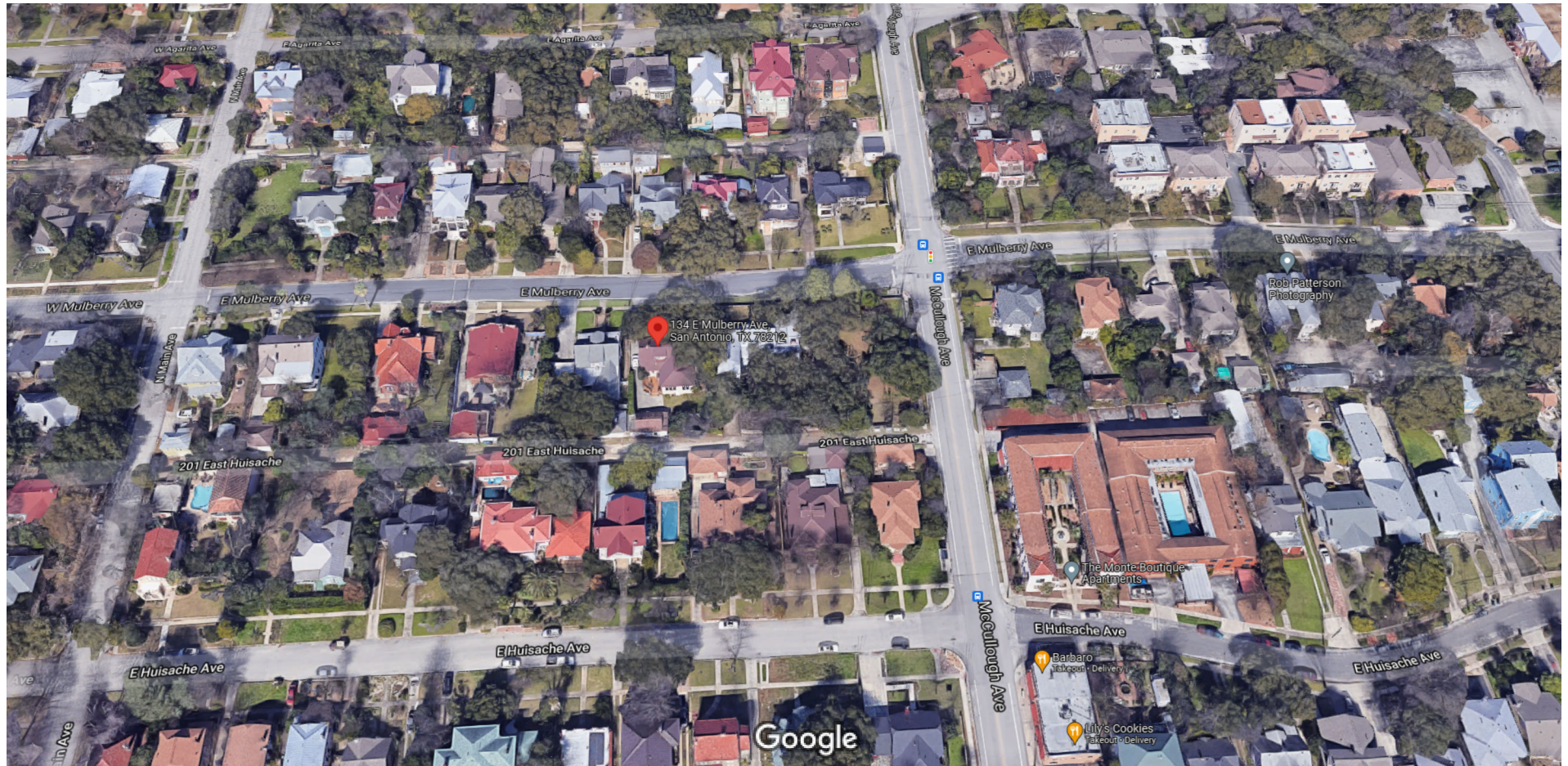


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Imagery ©2021 Google, Imagery ©2021 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2021 100 ft

Google Maps 134 E Mulberry Ave



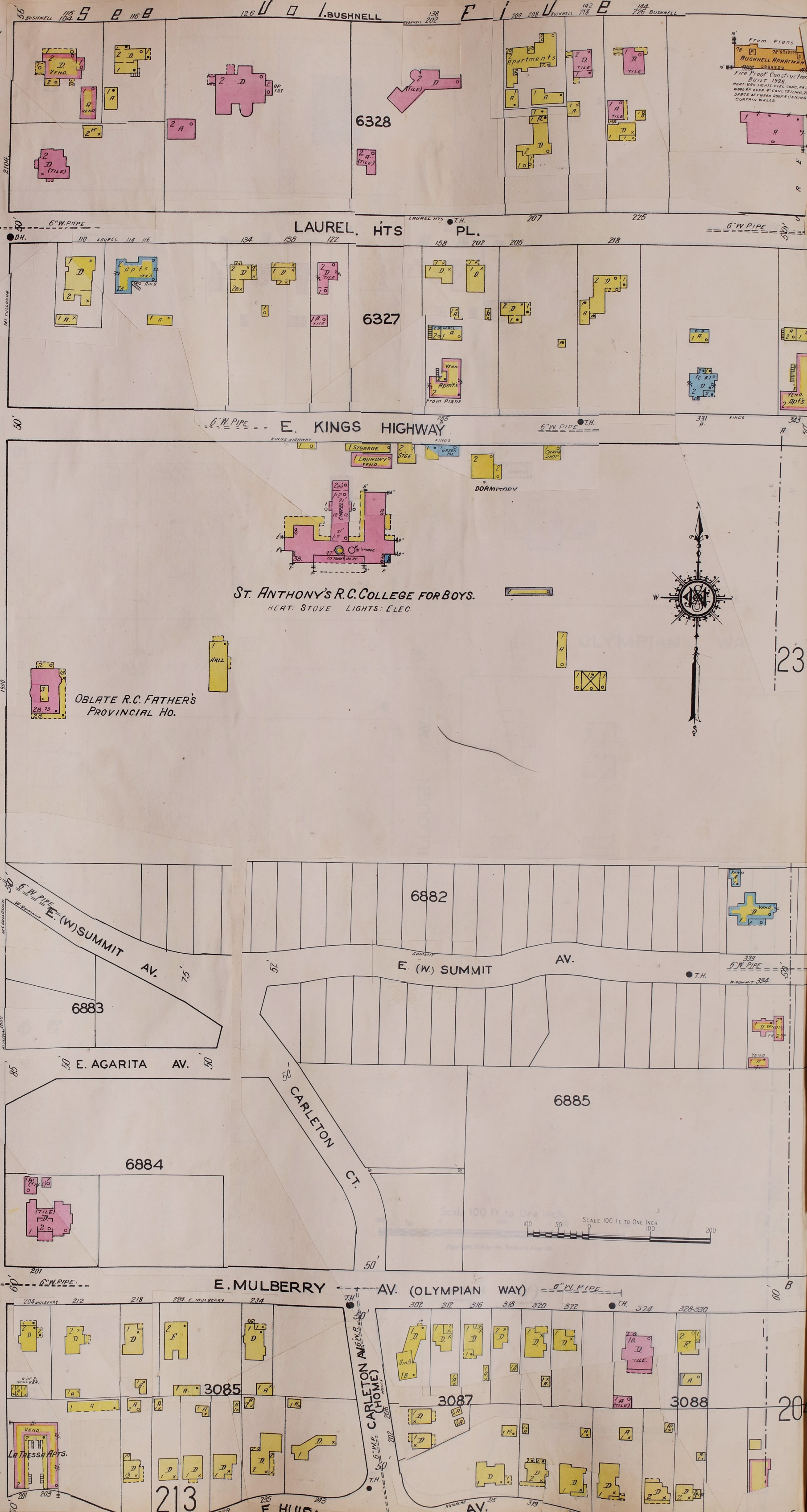
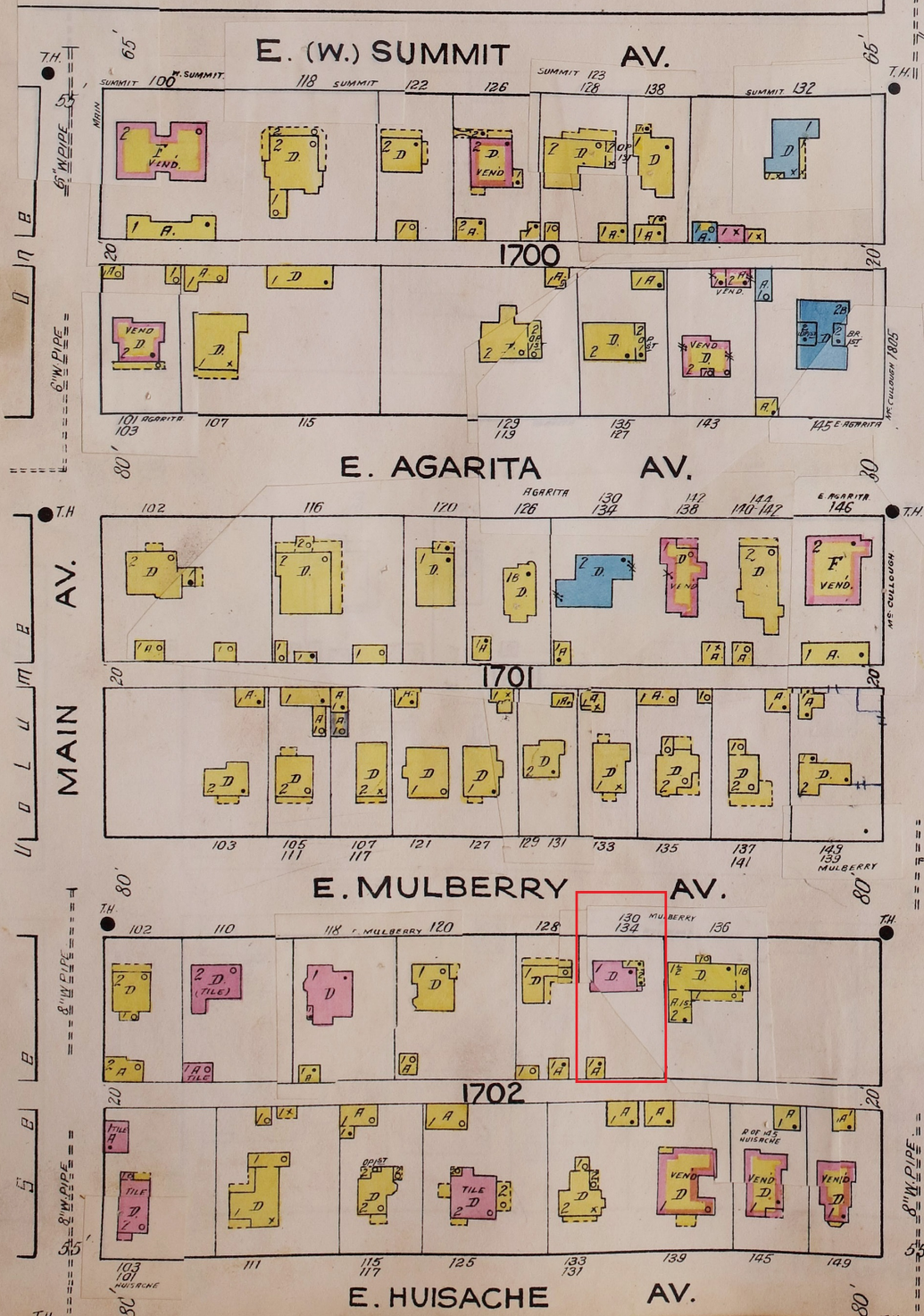
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SCALE 100 FT. TO AN INCH

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North/street facade



South/backyard/area
of work



South/back yard



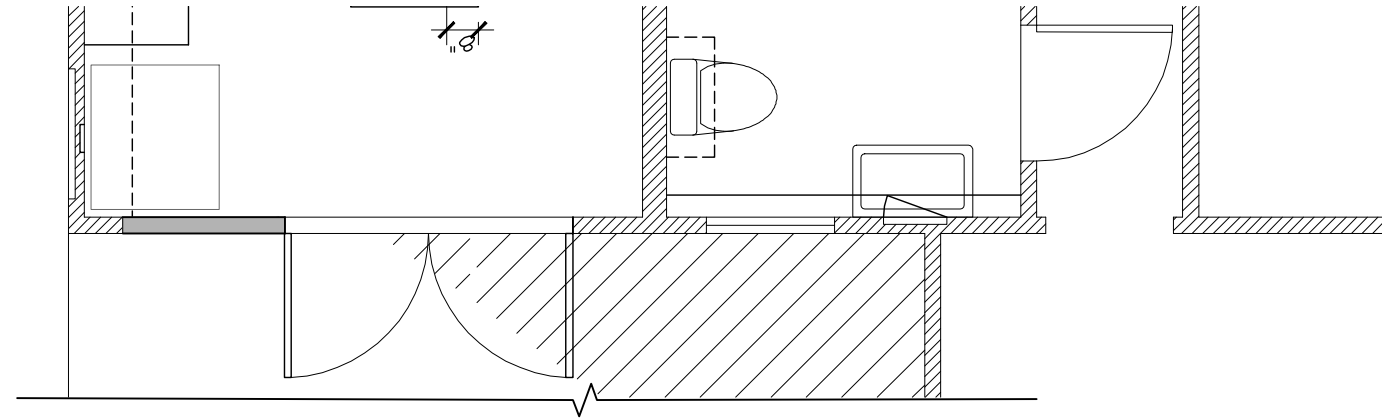
South/backyard



East/side

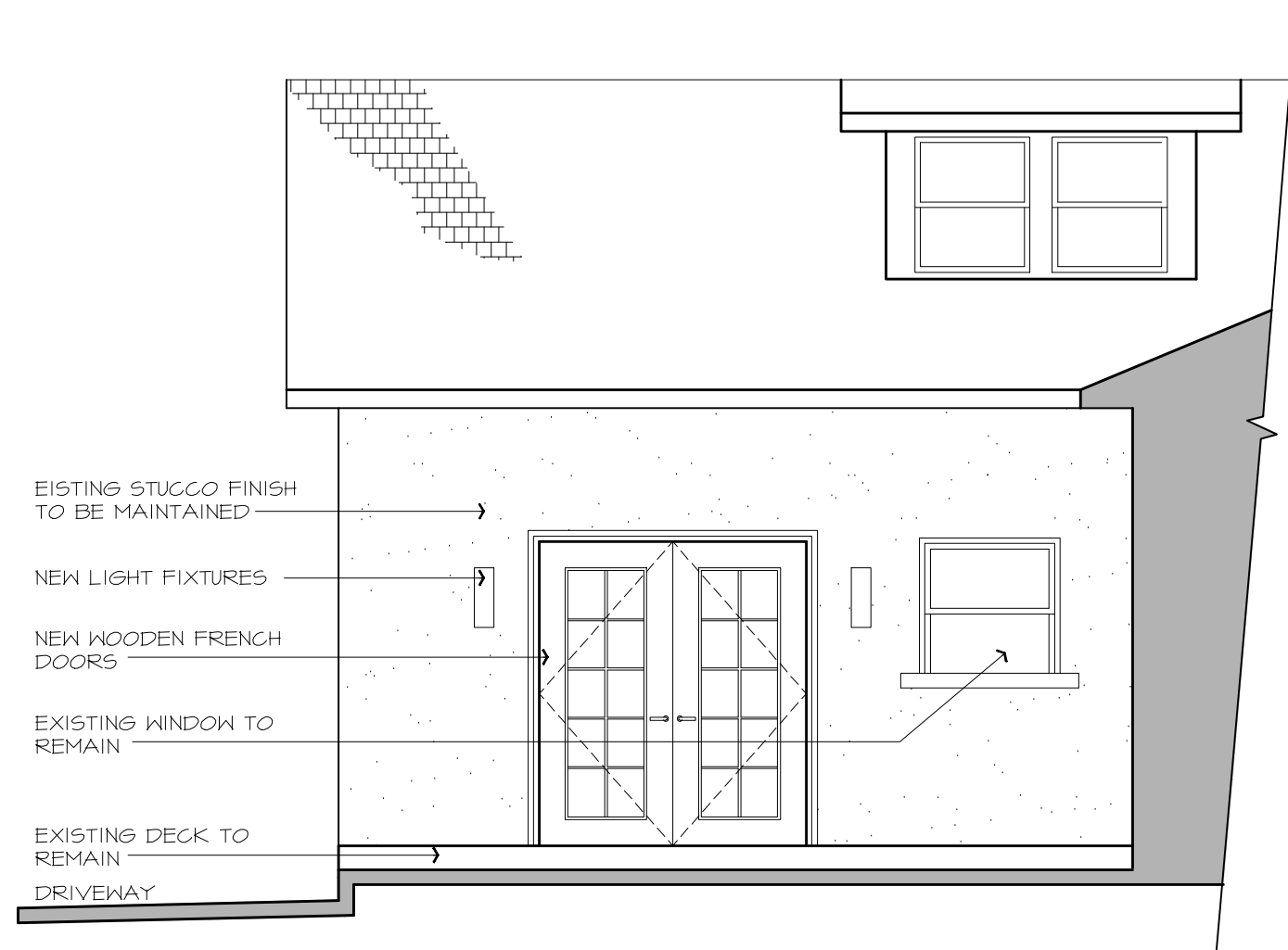


West/driveway



PARTIAL FLOOR PLAN

SCALE: 1/4" = 1'-0"



134 E. MULBERRY REMODEL

30 - September - 2021

DESIGNER
ROBERT LEE

F 210.410.7017
EMAIL RobertLeeDesigner@gmail.com

SOUTH EXTERIOR ELEVATION- BACKYARD

SCALE: 1/4" = 1'-0"

E Mulberry Ave

E Mulberry Ave

128

136



134 E Mulberry Ave,
San Antonio, TX 78212



201 East Huisache

201 East Huisache