

# HISTORIC AND DESIGN REVIEW COMPLIANCE AND TECHNICAL ADVISORY BOARD

February 23, 2024

**HDRC CASE NO:** 2024-032  
**ADDRESS:** 103 FIR  
**LEGAL DESCRIPTION:** NCB 2966 BLK 1 LOT 9  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Otoniel Trevino/STATT PROPERTIES INC  
**OWNER:** Otoniel Trevino/STATT PROPERTIES INC  
**TYPE OF WORK:** Conversion of an original window opening to a door opening  
**APPLICATION RECEIVED:** January 07, 2024  
**60-DAY REVIEW:** March 07, 2024  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to convert an original window opening to a door opening on the front façade.

## 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 nontraditional 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 103 Fir is located was constructed circa 1910 in the Folk Victorian style. The structure first appears on the 1912 Sanborn Map and is contributing to the King William Historic District. The structure was originally constructed as a single-family residential structure and had been converted into a duplex by 1951, and is noted as a duplex on the 1951 Sanborn Map. The structure features two original front doors; one street facing and one side facing, as typical for the Folk Victorian Style.
- b. VIOLATION & PREVIOUS REVIEW – An original, street facing window opening was modified to a door opening without a Certificate of Appropriateness circa April 2020. The Historic and Design Review Commission reviewed the request to convert the window opening to a door opening on September 16, 2020, and denied the request. At this time, the applicant is requesting approval of the same scope. Denial of this request by the Compliance and Technical Advisory Board would require the applicant to restore the original condition unless a variance from the Board of Adjustment was obtained.
- c. MODIFICATION – The applicant has proposed to convert the existing window opening to a door opening. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. original window and door openings should be preserved. Additionally, the Guidelines note that applicants should avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of way. Staff finds the proposed conversion from a window opening to a door opening to be inconsistent with the Guidelines for Exterior Maintenance and Alterations. Staff finds that the original window should be reinstalled, and the opening should return to its original size and profile.
- d. INSTALLED DOOR – The Guidelines for Exterior Maintenance and Alterations 6.B.i. notes that replacement doors and new doors in historic structures should match the size, material, and profile of the historic element. Staff finds that the installed door, a fiberglass door with an oval lite with faux divisions is not consistent with the Guidelines.

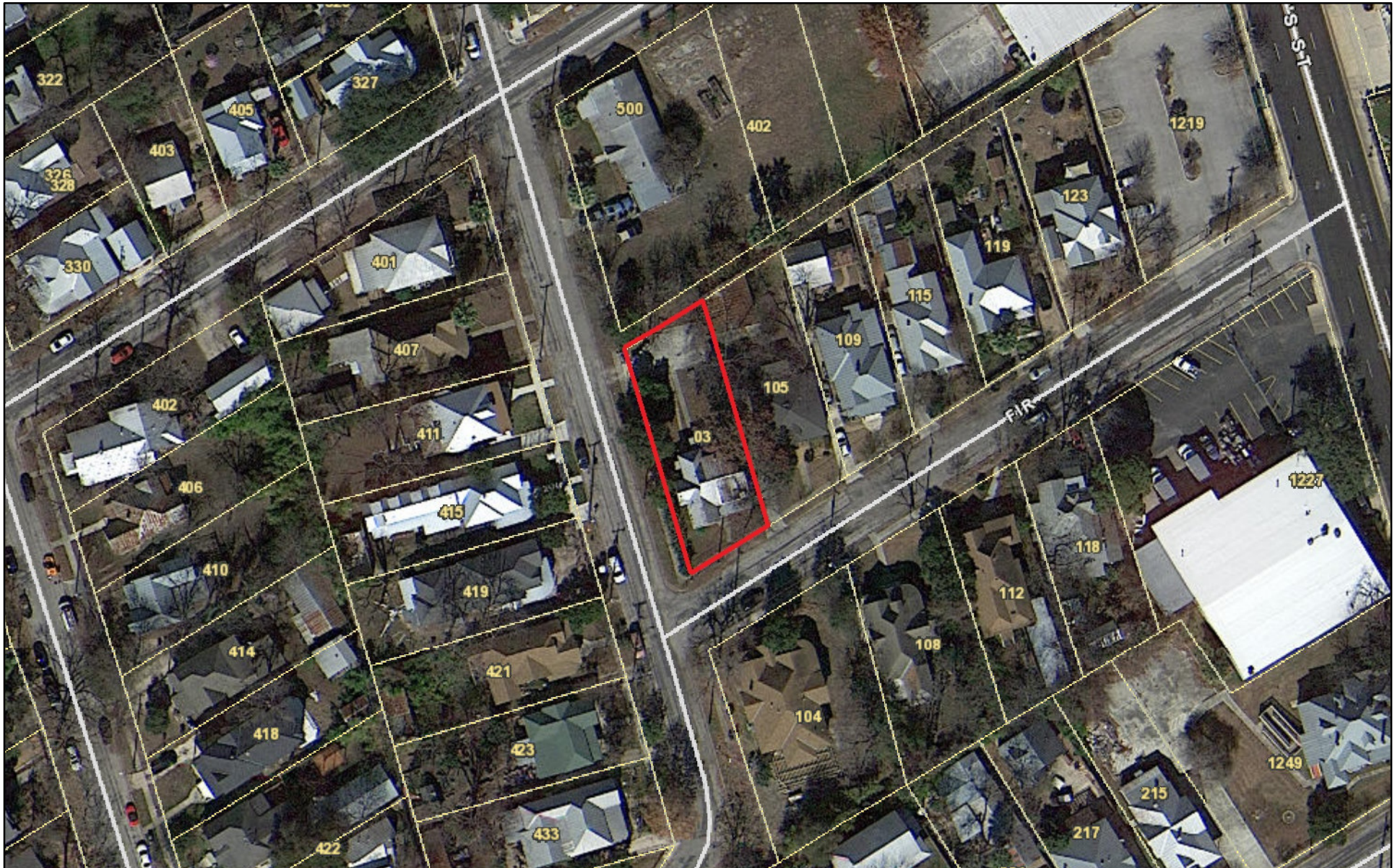
## **RECOMMENDATION:**

Staff does not recommend approval based on findings c and d. Staff recommends that the original window be reinstalled and that the opening should return to its original size and profile.

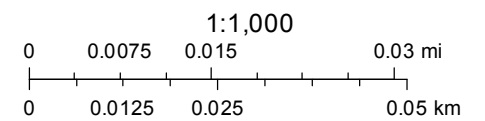
Should the Compliance and Technical Advisory Board find the proposed conversion to be appropriate, staff recommends the an architecturally appropriate wood door be installed. The door should be submitted to OHP staff prior to purchase and installation.



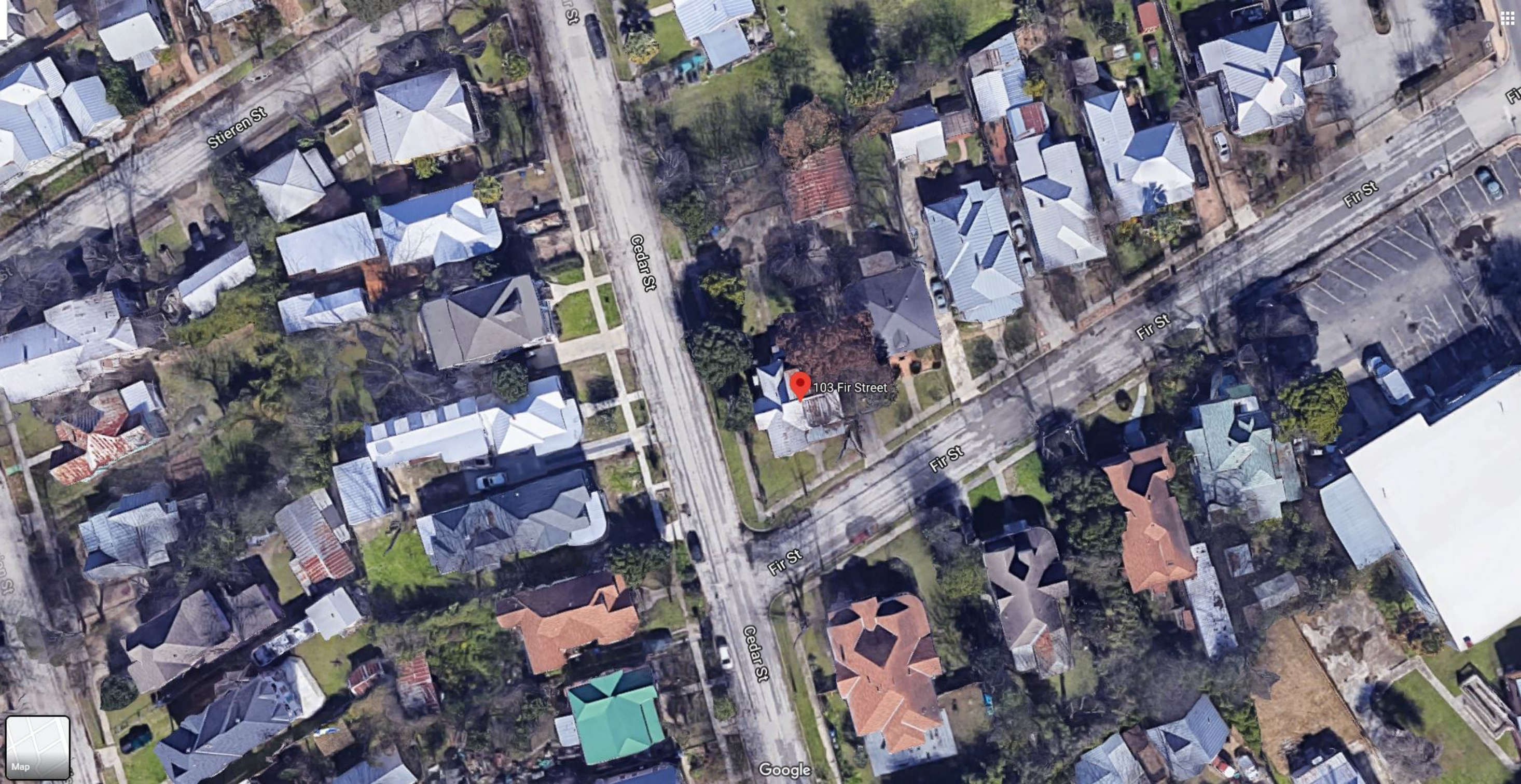
# 103 FIR



September 8, 2020







Stieren St

Cedar St

Fir St

Fir St

103 Fir Street

Fir St

Fir St

Cedar St

Google







South  
Equipment  
Restaurant

103 Fir Street

Google







108 Fir St  
San Antonio, Texas

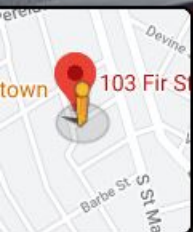


Google

Street View - Mar 2011

Currently shown: Mar 2011

2011 2014



Google



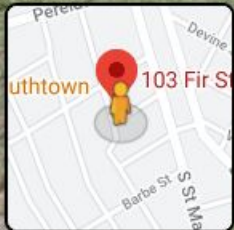
103 Fir St  
San Antonio, Texas



Street View



Google







103 Fir St  
Before Front Door Install





103 Fir St  
After Front Door Install





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### COMMISSION ACTION

**This is not a Certificate of Appropriateness and cannot be used to acquire permits**

September 16, 2020

**HDRC CASE NO:** 2020-398  
**ADDRESS:** 103 FIR  
**LEGAL DESCRIPTION:** NCB 2966 BLK 1 LOT 9  
**HISTORIC DISTRICT:** King William  
**APPLICANT:** STATT PROPERTIES INC - 147 CROFTON AVE  
**OWNER:** STATT PROPERTIES INC - 147 CROFTON AVE  
**TYPE OF WORK:** Exterior alterations, Window replacement/fenestration changes

#### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace one window with a pedestrian door and wood steps.

#### FINDINGS:

- a. The primary historic structure at 103 Fir was constructed circa 1910 in the Folk Victorian style, first appears on the 1912 Sanborn map, and contributes to the King William Historic District. The structure was originally constructed as a single-family residence and was converted into apartments as depicted in the 1951 Sanborn map. The structure featured a single front door entrance until one front window was converted into a second door circa 2013 and another front window was converted into a third door in 2020 prior to approval.
- b. COMPLIANCE – On a site visit conducted on April 30, 2020, staff found that a front-facing two-over-two wood sash window was replaced with a door and wood steps of the approximate same size. The applicant submitted an application on June 14, 2020 to be heard at the next available Historic and Design Review Commission hearing.
- c. FENESTRATION MODIFICATION – The applicant has proposed to replace the front-facing two-over-two wood sash window with an aluminum door with an oval light, faux leaded glass, and wood steps. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., applicant should 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, and avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds the proposed fenestration modification is in direct opposition of the Guidelines and should be reversed. If the commission is compelled to approve, staff finds a style-appropriate salvaged wood door should be used instead of the proposed aluminum and the new door opening should feature a matching wood screen as the original front door.

#### RECOMMENDATION:

Staff does not recommend approval based on the findings; staff recommends the original fenestration should be restored. If the commission is compelled to approve, staff finds a style-appropriate salvaged wood door should be used instead of the proposed aluminum and the new door opening should feature a matching wood screen as the original front door.

#### COMMISSION ACTION:

Denied.


**Shanon Shea Miller**  
Historic Preservation Officer





## Investigation Report

### Property

Address	103 Fir
District/Overlay	King William
Owner Information	STATT PROPERTIES INC, Roberto Trevino
Location Map	 <p>© Mapbox, © OpenStreetMap</p>
	Lat: 29.4097836393905 Long: -98.4887322190819

### Site Visit

Date	04/30/2020
Time	09:10 AM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	Family/Tenant
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Removal of front two-over-two wood window and installation of new steel door.
Description of interaction	Notified tenant in unit 3 that staff is posting a SWO and to forward the notification to property owner.

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
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**Investigation Report**

OHP Action	Spoke with neighbor/family/tenant, Posted "Notice of Investigation"
Will post-work application fee apply?	Yes

**Documentation**

Photographs

A photograph of the exterior of a yellow house with green trim. The house has a white door with a circular window and a porch area. A dog is visible on the porch steps. The address 103 is visible on the house.

April 30, 2020 at 9:09 AM  
103 Fir St  
San Antonio TX 78210  
United States





## Investigation Report



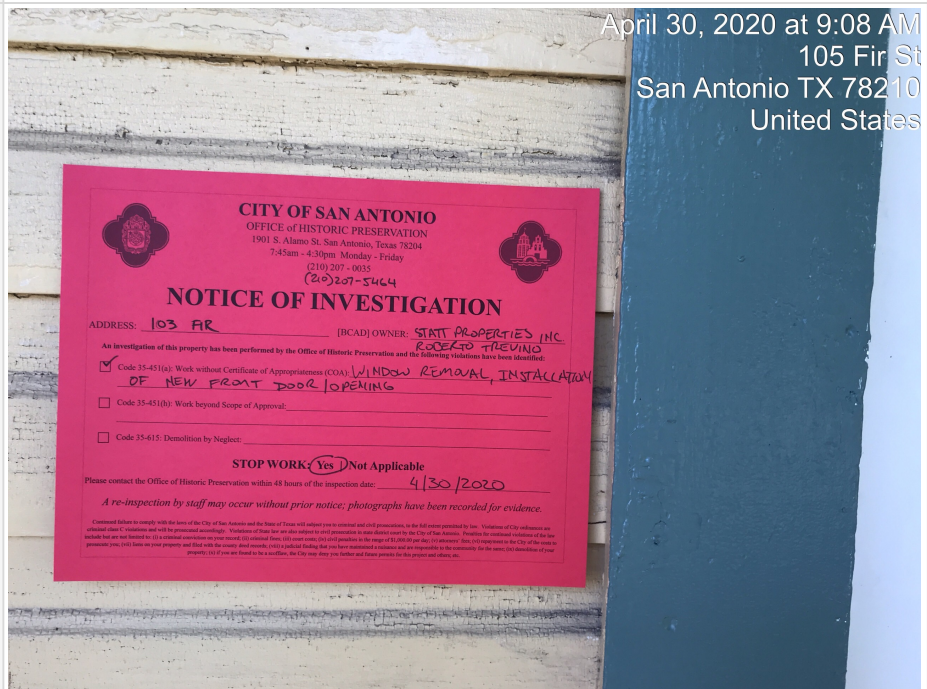




## Investigation Report



April 30, 2020 at 9:09 AM  
103 Fir St  
San Antonio TX 78210  
United States



April 30, 2020 at 9:08 AM  
105 Fir St  
San Antonio TX 78210  
United States

04/30/2020 09:13 AM













WE ARE SAN TERNANDO















