

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

April 19, 2024

HDRC CASE NO:	2024-131
ADDRESS:	302 LAVACA ST
LEGAL DESCRIPTION:	NCB 714 BLK 11 LOT 9 & 10
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Diane Holden Jones /QC JONES INVESTMENTS LLC
OWNER:	Diane Holden Jones /QC JONES INVESTMENTS LLC
TYPE OF WORK:	Door replacement
APPLICATION RECEIVED:	March 12, 2024
60-DAY REVIEW:	May 11, 2024
CASE MANAGER:	Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing front door and sidelites configuration with a wood door in place of the current configuration.

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:

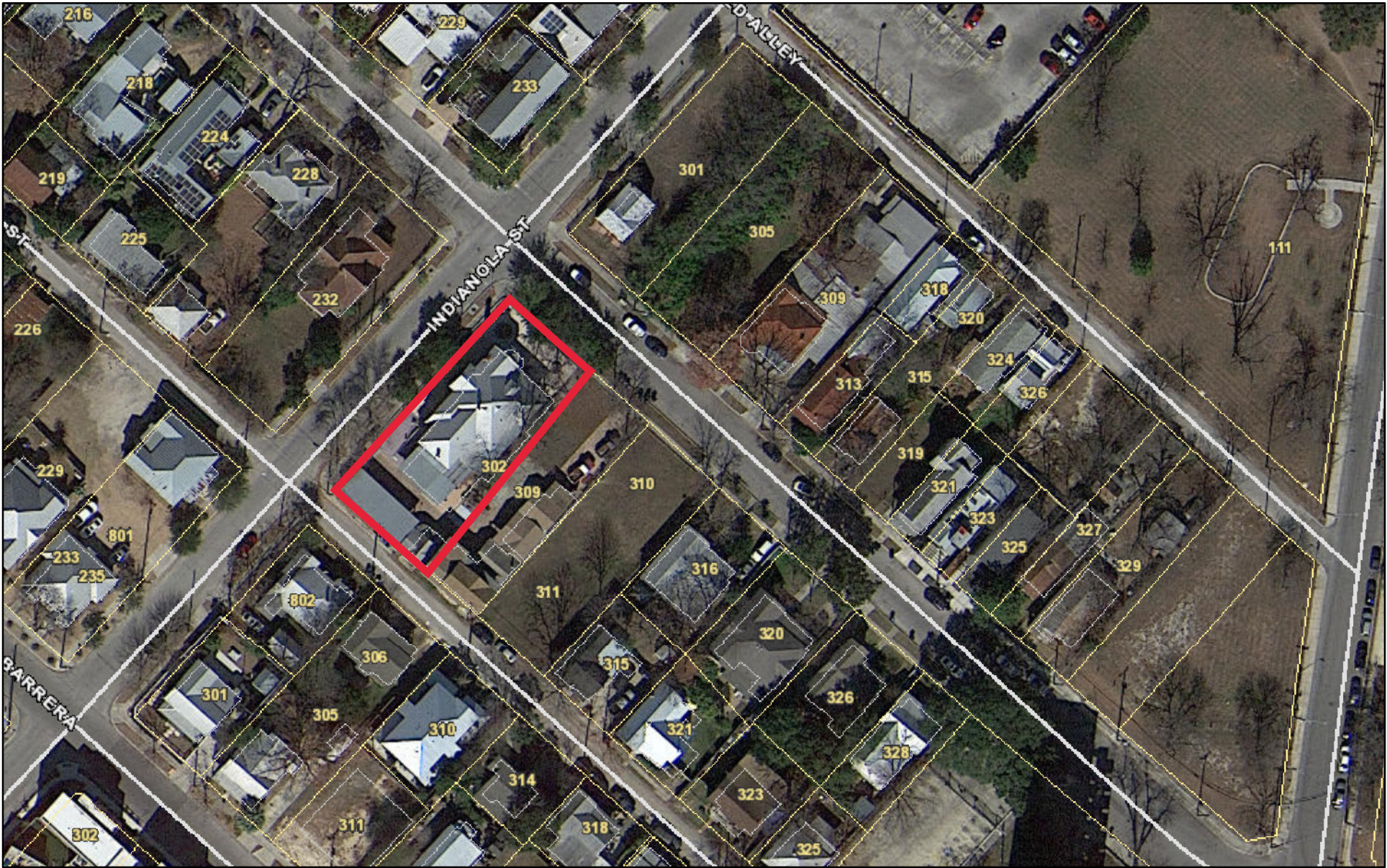
a. The historic structure at 302 Lavaca was constructed circa 1895 in the Folk Victorian style and makes its first appearance on the 1896 Sanborn Map under the address 309 Lavacca. The address change is recorded on the 1904 Sanborn map where the property is listed as 302 Lavaca. The structure features a brick and tile exterior, one-over-one wood windows, a side porch and a standing seam metal roof. The structure is contributing to the Lavaca Historic District.

b. FRONT DOOR INSTALLATION – The applicant has proposed to remove the existing sidelite and front door configuration and install a wood door with a glass panel. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. original window and door openings should be preserved. Staff finds that, while the original materials have been replaced, the existing configuration with sidelites and transoms is likely original. The proposed removal of this configuration is not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on the finding b. A replacement door that fits within the existing opening is eligible for administrative approval.

City of San Antonio One Stop



April 10, 2024

