

# HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

**HDRC CASE NO:** 2022-031  
**ADDRESS:** 828 NEVADA  
**LEGAL DESCRIPTION:** NCB 3100 BLK LOT 8  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**APPLICANT:** Anthony Chen  
**OWNER:** JCCH PROPERTY SOLUTIONS LLC  
**TYPE OF WORK:** Front door opening restoration and door replacement  
**APPLICATION RECEIVED:** December 10, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Hannah Leighner  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Restore the front door opening to the original width by widening the door frame from 32" to 37.5"
2. Replace the existing door with a salvaged, wooden, 36" craftsman-style 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.

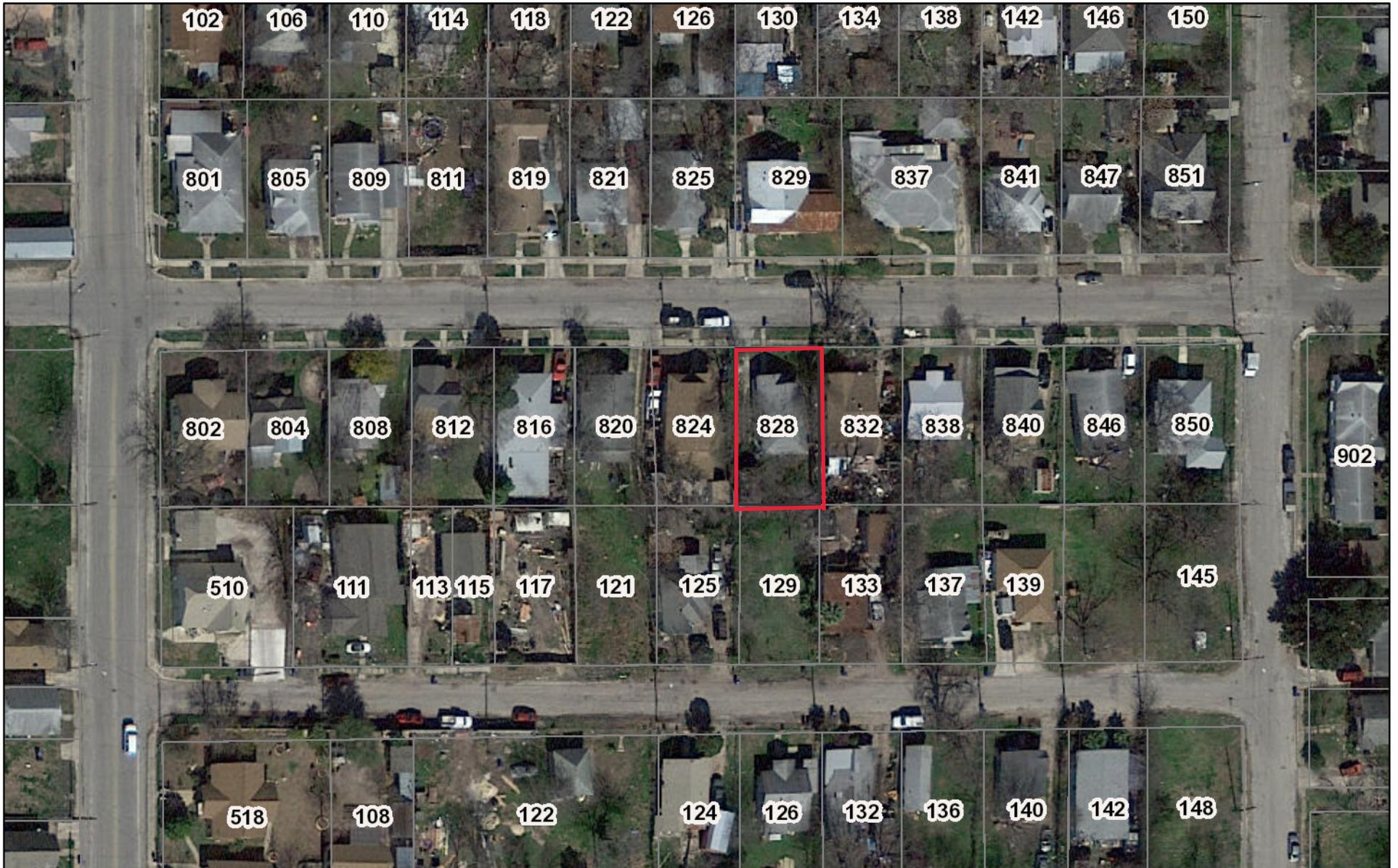
**FINDINGS:**

- a. The property at 828 Nevada is a single-story Craftsman-style residence built in 1918 and is located in the Denver Heights neighborhood. The property was issued approval for Landmark designation in March 2021.
- b. The applicant is requesting to restore the original width of the existing door opening from based on evidence that the door frame has been previously modified from a 37.5" width to 32". The Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i recommends to preserve existing window and door openings. Restoration of the frame to the original width is consistent with these guidelines.
- c. The applicant is proposing to replace the existing front door with a salvaged wood, craftsman-style door. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.i recommend to replace doors 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. The proposed door fits the original dimensions of the door opening, and is appropriate in style and material.

**RECOMMENDATION:**

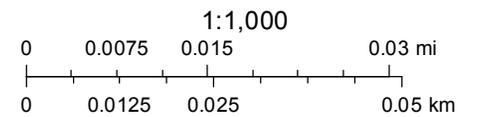
Staff recommends approval of items 1 and 2 based on findings b and c, with the stipulation that the transom window is reconfigured to match the proposed door opening width.

# City of San Antonio One Stop

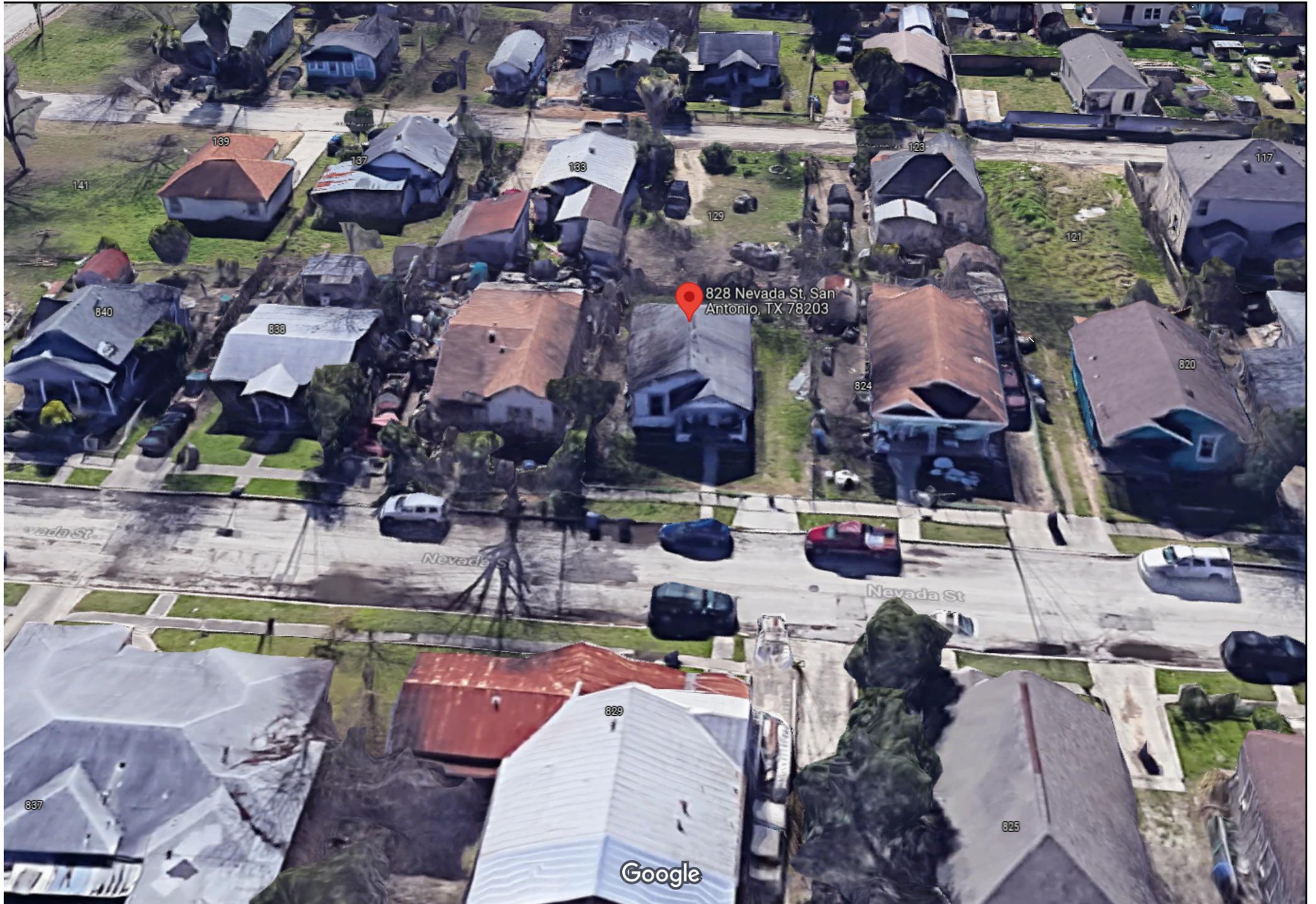


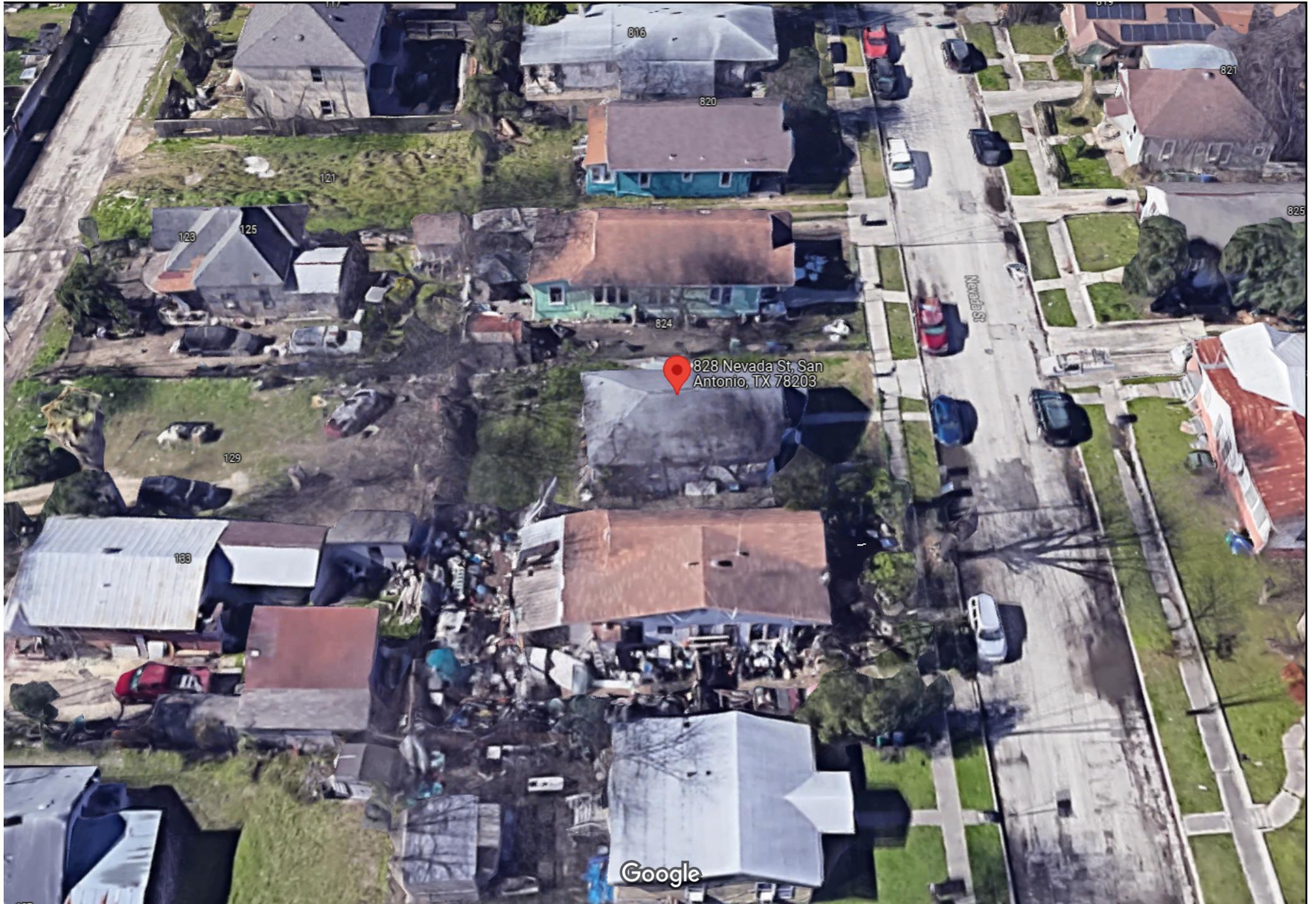
November 22, 2021

 User drawn lines















**BEWARE  
of DOG**

528

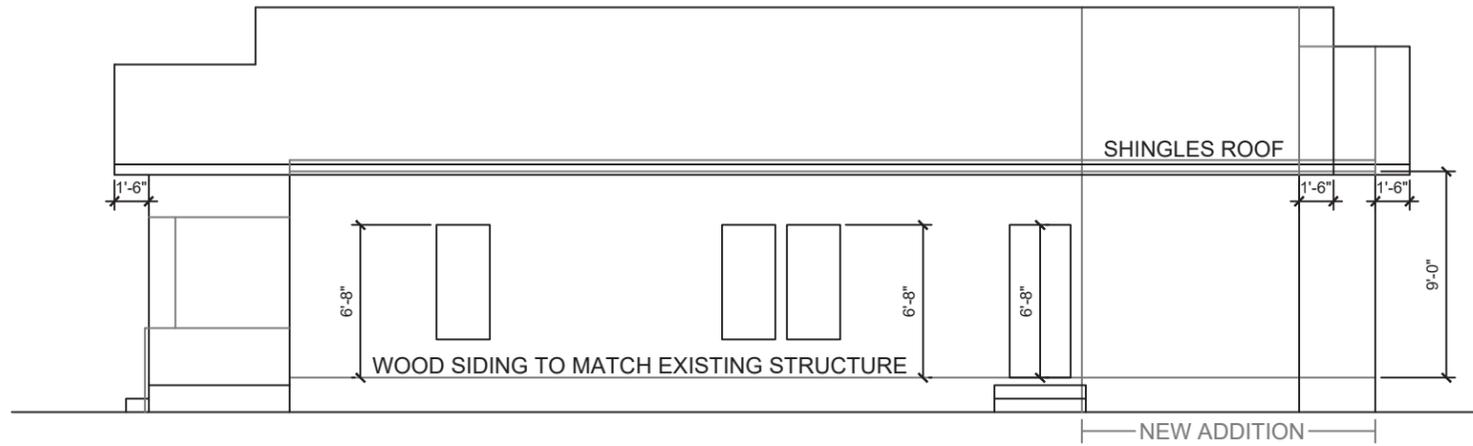
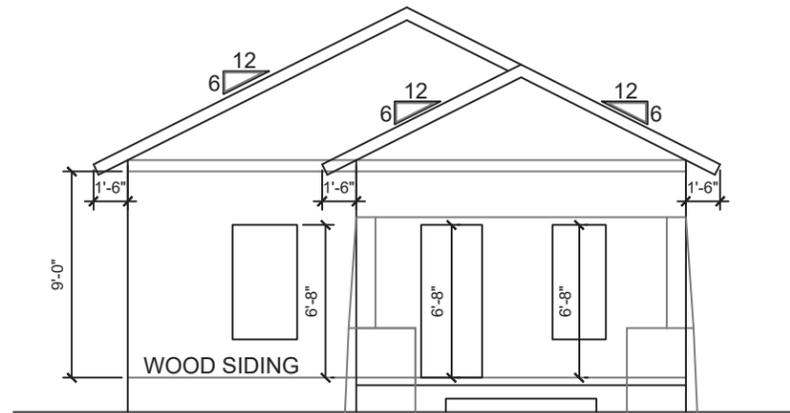




828

AC404





**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"

**NEW ADDITION**

828 NEVADA ST  
SAN ANTONIO, TX 78203

PROJECT NO.  
DATE: OCTOBER 2021

SHEET NAME:  
FRONT & RIGHT  
ELEVATIONS

CLIENT:

**103**

SHEET NO.

828 Nevada

