

HISTORIC AND DESIGN REVIEW COMMISSION

January 21, 2026

HDRC CASE NO: 2026-014
ADDRESS: 502 E NUEVA
LEGAL DESCRIPTION: NCB 155 BLK 4 LOT 19 THRU 21 & S IRR PT OF 14 THRU 18
ZONING: D, H
CITY COUNCIL DIST.: 1
DISTRICT: La Villita Historic District
APPLICANT: Gloria Contreras/St. John's Lutheran Church
OWNER: Rev. Toby Burk/ST JOHNS EVANGELICAL LUTHERAN CHURCH
TYPE OF WORK: Installation of decorative gates and modifications to existing window guards, fencing and sign protection element
APPLICATION RECEIVED: January 08, 2025
60-DAY REVIEW: March 09, 2025
CASE MANAGER: Edward Hall

REQUEST:

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

1. Install a decorative wrought iron gate within the north facing, primary entrance.
2. Install a decorative wrought iron gate within the south facing, rear entrance to a colonnade.
3. Install decorative wrought iron bars over ornamental windows on the S Presa façade.
4. Install a decorative wrought iron fence within the front lawn area, at the northwest corner of the site.
5. Install a metal frame and a polycarbonate face over the existing, monument sign.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with *balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing*.

iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. Preserve—Retain historic fences and walls.

ii. Repair and replacement—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. Application of paint and cementitious coatings—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic

district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the *slope it retains*.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.

vi. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

FINDINGS:

- a. The historic structure at 502 E Nueva is commonly known as St John's Lutheran Church, and was constructed in 1932. The structure is located within the La Villita Historic District and is an individually designated landmark.
- b. WROUGHT IRON GATE (North) – The applicant has proposed to install a decorative wrought iron gate within the north facing, primary entrance. The Guidelines for Exterior Maintenance and Alterations 7.B.i. notes that screens should be simply in design as to not change the character of the structure and façade. Generally, staff finds the proposed gate to be appropriate and consistent with the Guidelines.
- c. WROUGHT IRON GATE (South) – The applicant has proposed to install a decorative wrought iron gate within the south facing, rear entrance to a colonnade. The Guidelines for Exterior Maintenance and Alterations 7.B.i. notes that screens should be simply in design as to not change the character of the structure and façade. Generally, staff finds the proposed gate to be appropriate and consistent with the Guidelines.
- d. ORNAMENTAL WINDOW BARS – The applicant has proposed to install ornamental window guards on the Presa Street façade, where bars already exist. The Guidelines for Exterior Maintenance and Alterations 6.B.viii. notes to only install security bars on the interior of windows; however, given the existence of security bars on the exterior for many windows, and the ornamental nature of those proposed, staff finds the installation to be appropriate.
- e. FENCING – The applicant has proposed to install a decorative wrought iron fence within the front lawn area, at the northwest corner of the site. Staff finds the proposed fence design and location to be appropriate and consistent with the Guidelines, provided it does not exceed five (5) feet in height.
- f. SIGN PROTECTION – The applicant has proposed to install metal frame and a polycarbonate face over the existing, monument sign. Currently, a similar protective element exists over the sign. Staff finds the proposed element to be appropriate.

RECOMMENDATION:

Staff recommends approval of items #1 through #5 based on findings a through f with the following stipulations:

- i. That all anchoring elements for the proposed gates and window guards be installed through mortal joints and not through the face of masonry elements.
- ii. That the proposed fence not exceed five (5) feet in height.



EagleviewImage

Captured: Mar 16, 2025

20 ft
10 m





FDC
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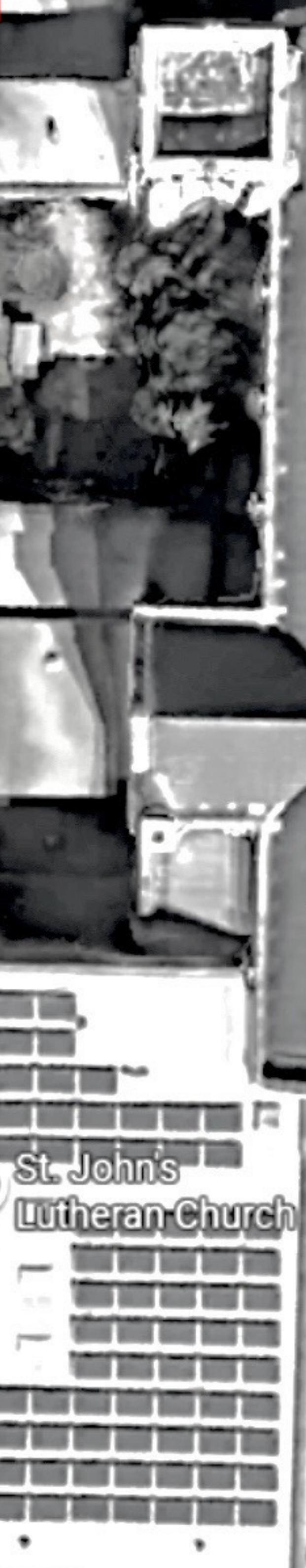


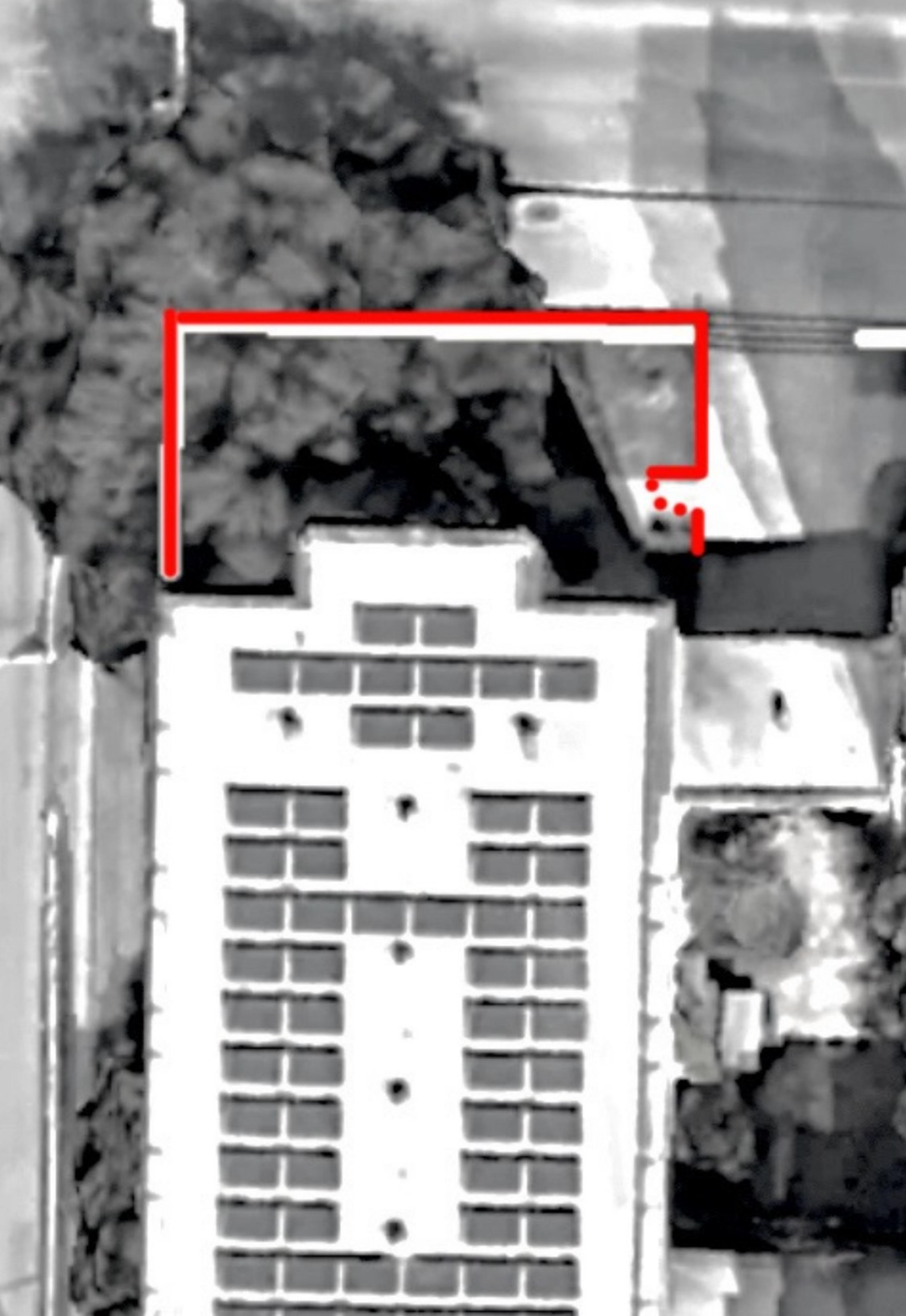


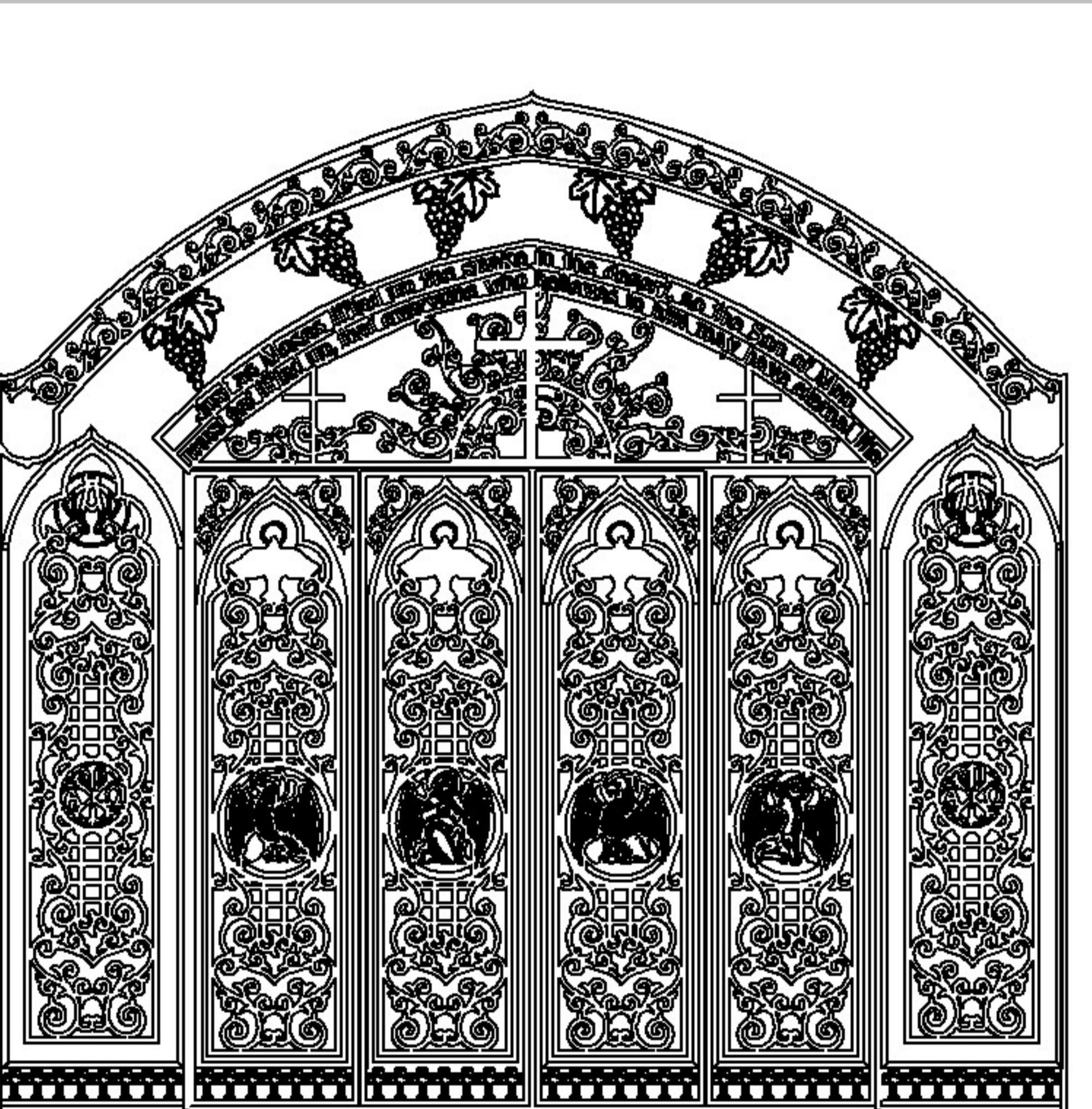
E Nueva St

S Presa St

 St. John's
Lutheran Church

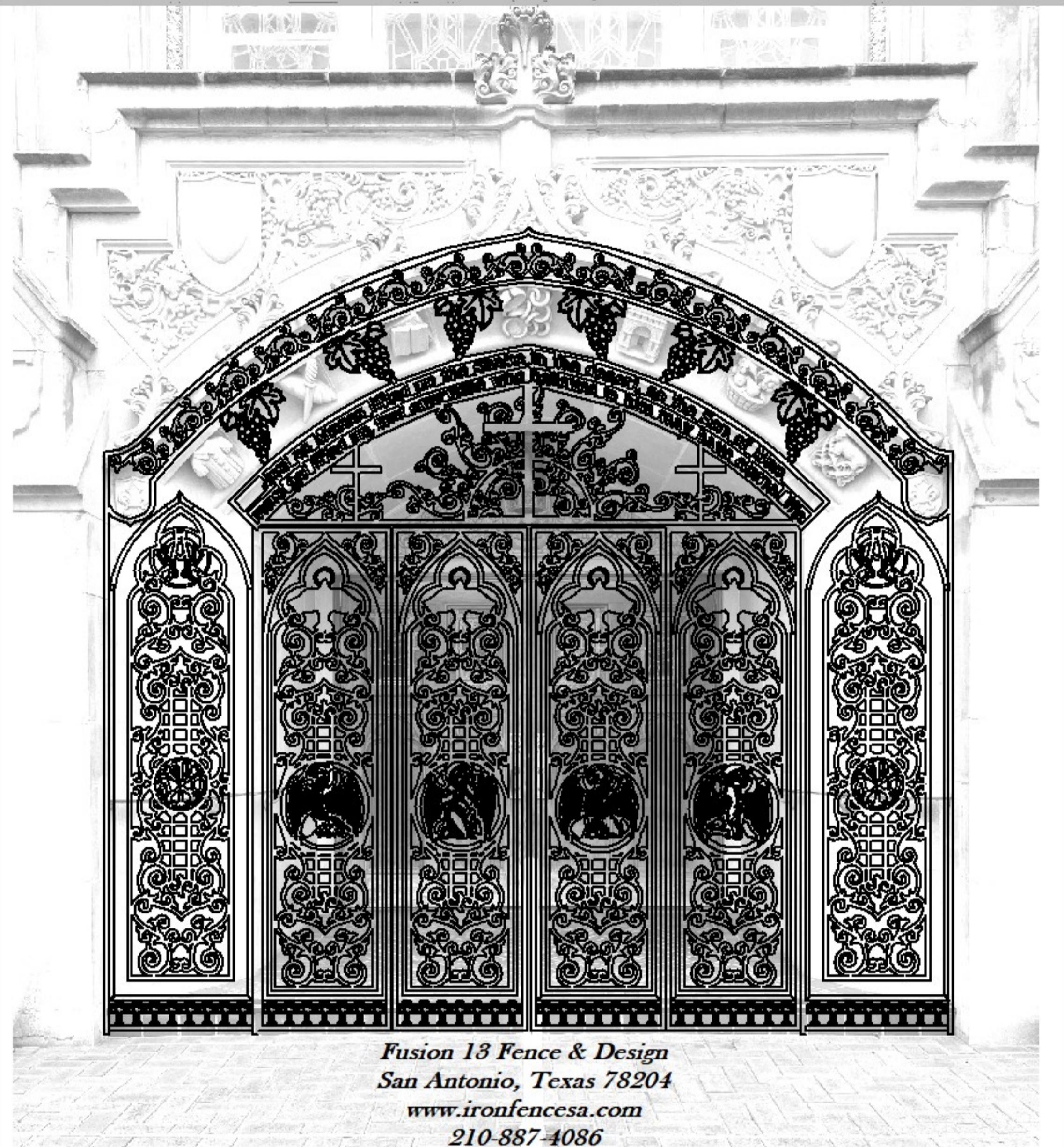


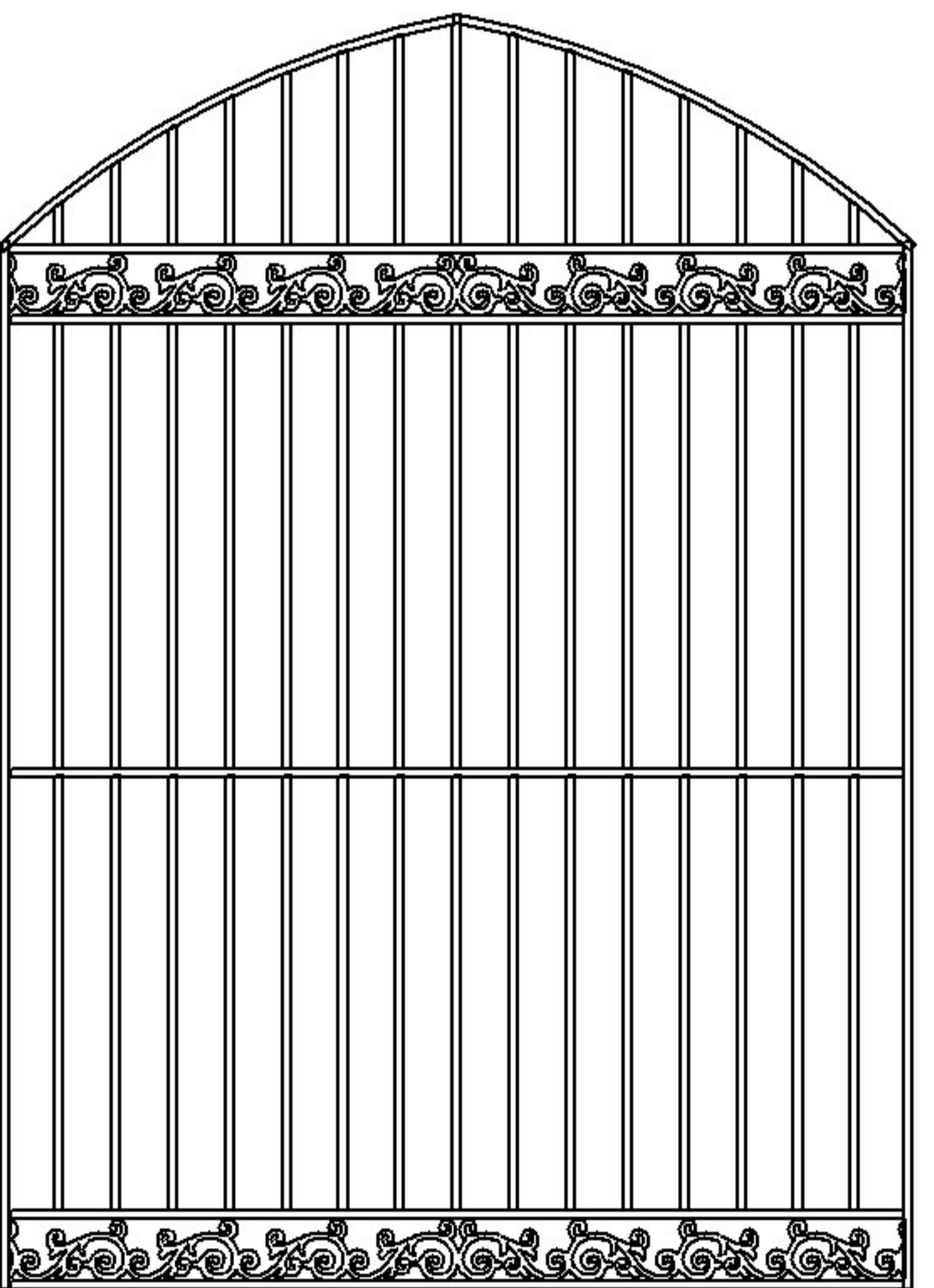




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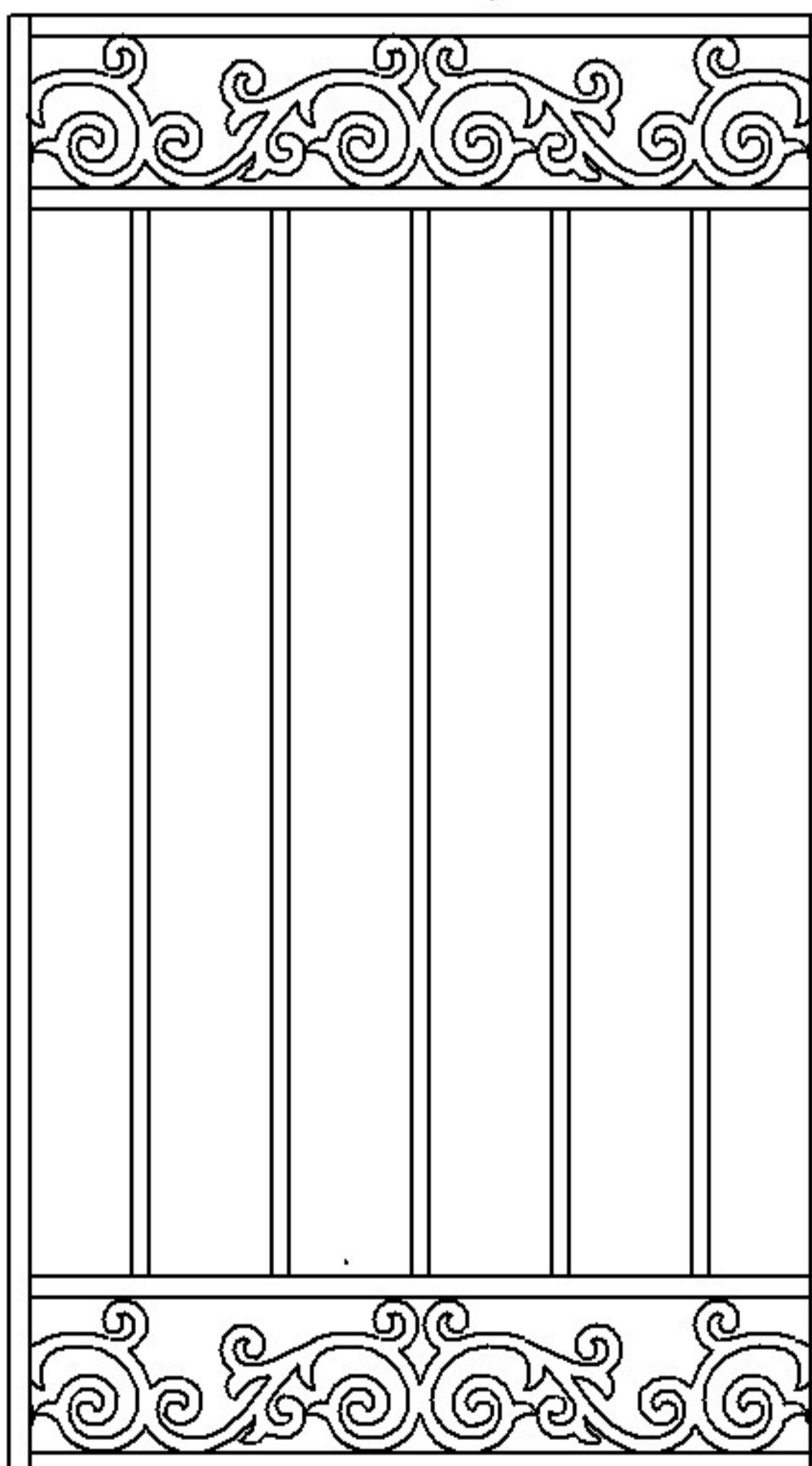
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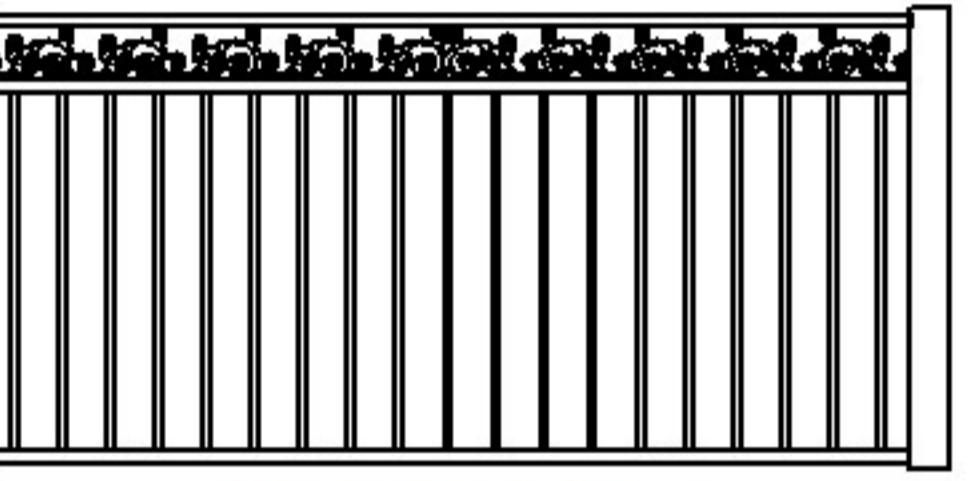


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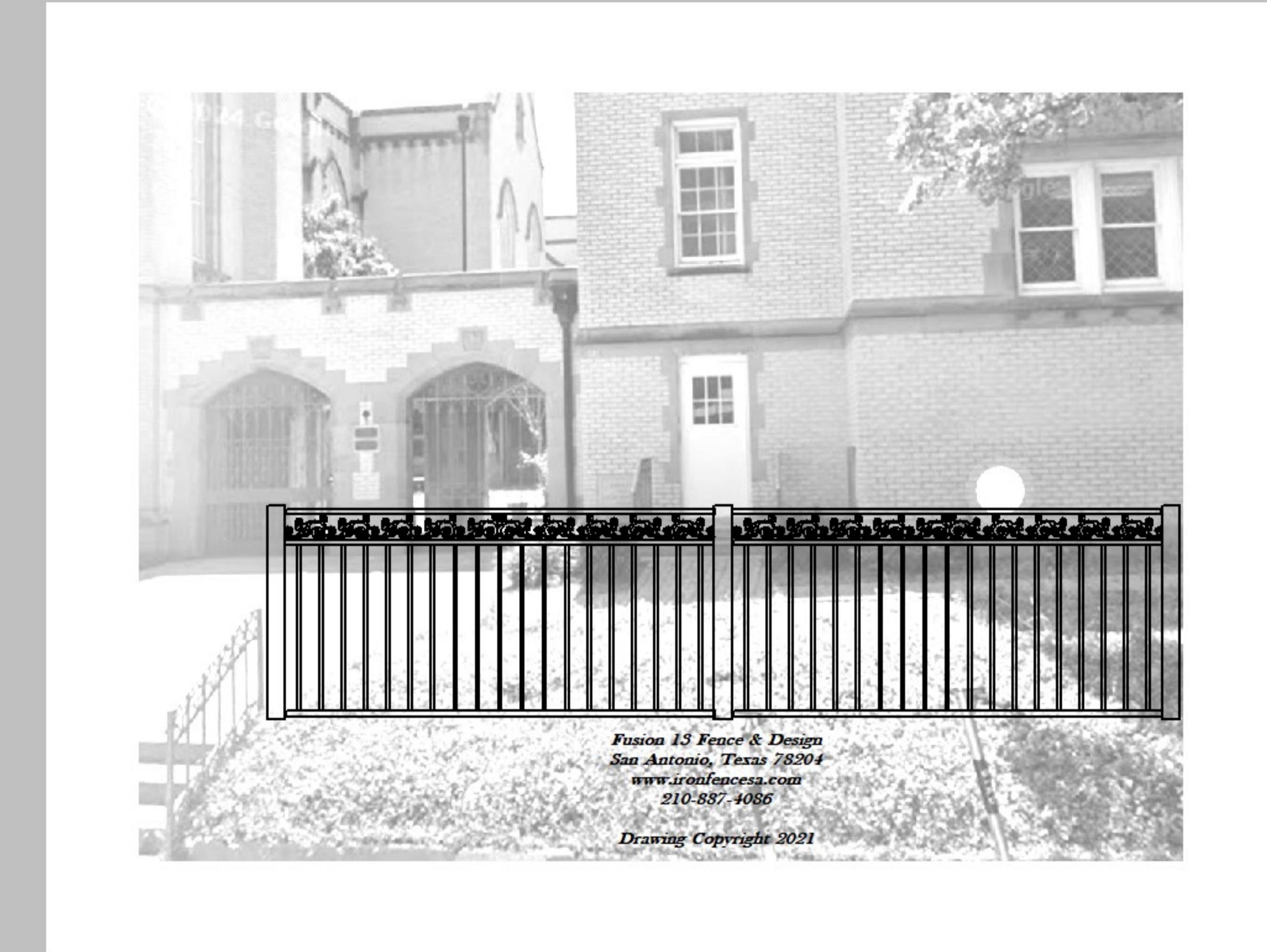
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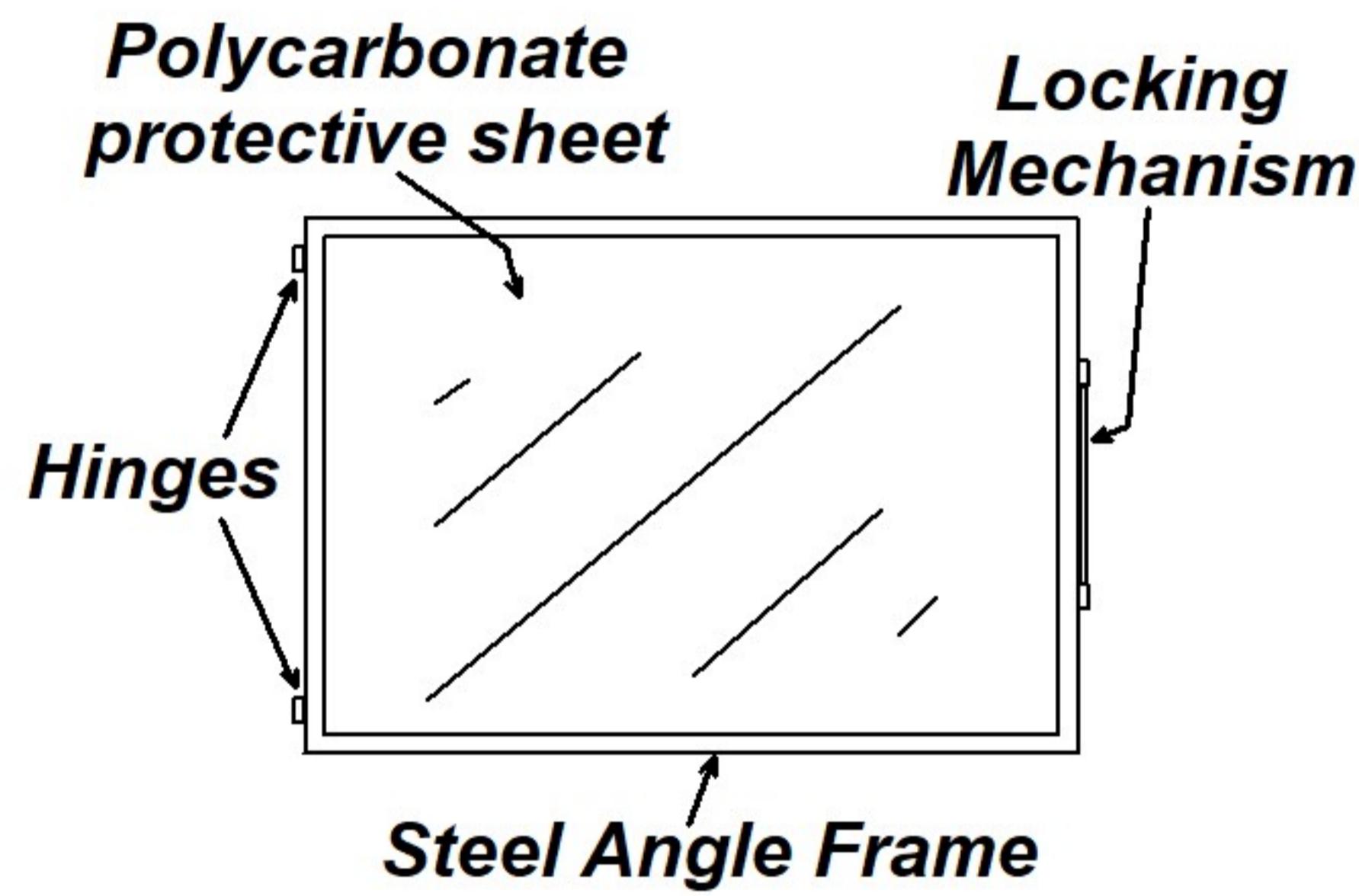
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San Antonio, Tx 78204

11/03/25

Bill To
St. Johns Lutheran Church
502 E. Nueva St.

Terms
50% + C.O.D.

Scope

As requested, phase 3 invoice pertains to the main entry on North side of church. This grand entry point will be enclosed with an ornately fabricated panel, which will be built to reflect Custom Design that was created for the primary entry facing North. Using the Custom Vine scroll motif along with various artistic deposits, this Custom steel entry enclosure will have hints of brass, which will compliment and contrast certain focal points of the Design. This Custom enclosure will contain two Bi-fold gates that can be stowed away during normal business hours and locked otherwise. Custom H.D. wrought iron decorative enclosure is to be fabricated from but not limited to, 1 1/4" x 1/2" frame, 1 1/2" x 3/4" frame, and 5/8" x 5/8" x 16gau. pickets. Custom iron fence will be coated in a "Sherwin-Williams" DTM (Tri-corn Black). Invoice total includes all materials, labor, fabrication, hardware, design, artwork, components and installation. Estimated time of completion to be 9 to 11 weeks fabrication, and 1 to 2 weeks installation weather permitting.

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*Ornate entry enclosure (\$7,205.00) North side
with 2 Bi-fold doors (\$825.00 x 4pcs)
(Ornaments + \$ 7,865.00)(Brass backer + \$ 4,761.00) \$ 23,131.00*

*Gate hardware for each Bi-fold swing gate located
in phase 3 scope (\$825.00 ea x 2pcs) \$ 1,650.00*

Grand Total \$ 24,781.00



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11/10/25

Bill To
*St. Johns Lutheran Church
502 E. Nueva St.*

Terms
50% + C.O.D.

Scope

As requested, invoice consists of additional projectile protection for existing marquee located in front of structure, which is positioned on the North side of building. A steel swing frame will be fabricated complete with hinges and locking mechanism that will be welded into place and painted black to match existing ironwork that was recently installed. Custom swing frame will contain one layer of 1/4" thick Polycarbonate UV coated sheet. Custom marquee protection frame will be coated with a "Sherwin-Williams" DTM (Tri-corn Black). Invoice total includes all materials, labor, fabrication, hardware, components and installation. Estimated time of completion to be 1-week fabrication time, and 1 day installation weather permitting.

<i>Material and Hardware</i>	<i>\$ 850.00</i>
<i>Polycarbonate sheet with UV Coating</i>	<i>\$ 515.00</i>
<i>Fabrication, labor, transport and painting</i>	<i>\$ 2,345.00</i>

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Grand Total \$ 3,710.00



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10/17/25

Bill To
St Johns Lutheran Church
502 E. Nueva St.

Terms
50% + C.O.D.

Scope

As requested, invoice consists of a few separate sections of tasks located around church grounds, which are itemized as followed. First task is to add a hardware upgrade on the two entries that are located within the courtyard area which lead into the parish. This upgrade will equip these two entries with panic exits and will add a drop rod to the stationary swing door. The third door in this same area is to have the existing panic exit hardware fixed, repaired or replaced if unrepairable. Fixed enclosure to courtyard on North face of church is to have flat metal cross corner as well as vertical cross-sections added to continue motif of existing entry gate located on same wall thus creating anti-breach properties. One simple window guard with mesh backer measuring 35"x 25" is also to be fabricated and installed to fit existing building door located on North face entry and will continue motif.

Second in scope is to add expanded metal to the exterior face of all 13 existing window guards located on West side of building. 7 of these 13 are full size double window units measuring 80"x 86", and 6 measuring 41"x 63". Also the 4 existing rear window guards located on the South end of the building will need to have expanded metal attached. All 4 of these windows are standard single size units. Third item in scope is to install a 30' portion of customer supplied pre-fabricated iron fence, which has been removed from a previous installation. This 30' run contains one 3'6" pedestrian single swing gate and will act as a deterrent for any pedestrian attempting to short-cut North Western corner of property. Fourth section of scope covers a custom steel marquee cover door, which will be lockable and will have a slotted track with an anti projectile plexi-glass insert. Fifth and final section in scope is to repair existing iron gate panel, which has detached from post due to a weld failure. (not our weld)

All new construction and alteration fabrication will be coated in a "Sherwin-Williams" DTM (Tri-corn Black). Invoice total includes all materials, labor, fabrication, hardware, design, artwork, components and installation. Estimated time of completion to be 2 to 3 weeks fabrication, and 3 to 5 days installation weather permitting.

Von Duprin Polished Brass Finish Vertical Rod

Panic Bar (kit contains one panic Bar in Brass finish

Egress with no reentry)@ \$ 2,584.ea. x 2 kits/ parts only

\$ 5,168.00

Labor on brass finish panic exit bar kit installation

(install labor only @ \$1,500.ea x 2pcs)

\$ 3,000.00

Labor to repair or fix existing panic exit bar

As well as sticking pin which may need adjustment

\$ 850.00

Labor and fabrication to add cross corner and

horizontal cross rail pattern to fixed Courtyard

panel to flow with motif of existing entry

\$ 2,825.00

25"x 35" basic window guard with mesh backer

fabricated and installed x 1pc.

\$ 450.00

Expanded metal added to 13 windows on west end

as well as 4 windows on south end (material @ \$ 85.

per window)(labor @ \$315.per window)

\$ 6,800.00

30' installation of pre-fabricated iron panels

using all new 3" posts in concrete @ \$2,400. (includes

scuff and fresh paint coat)(one pedestrian gate

fabricated w/hardware \$375)

\$ 2,775.00

Custom protective marquee hinged door with

Anti-projectile polycarbonate sheet (material

\$1,145.)(Labor, fabrication, installation \$2,370.)

\$ 3,515.00

Clean and re-weld panel @ North East corner of lot

\$ 185.00

Grand Total \$ 25,568.00

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