

HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2022

HDRC CASE NO: 2022-476
ADDRESS: 2014 W KINGS HWY
LEGAL DESCRIPTION: NCB 1942 BLK 30 LOT 25
ZONING: R-6 CD, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Eric Graaf/EG Investment Group LLC
OWNER: Eric Graaf/EG Investment Group LLC
TYPE OF WORK: Fencing, fenestration changes
APPLICATION RECEIVED: September 09, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace two ganged wood windows with two 15-light wood doors and to construct a wood staircase from the new doors to the backyard.

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.

FINDINGS:

- a. The property at 2014 W Kings Hwy is a single-story Minimal Traditional-style duplex built c. 1931 and addressed both 2012 and 2014 W Kings Hwy. The property first appears in the 1931-32 City Directory and on the 1934 Sanborn Fire Insurance map with a rear detached garage. The house features a cross-gable composition shingle roof and an inset porch and is clad in wood waterfall siding with shingle in the gables of

the primary elevation. Windows are primarily one-over-one and wood sash and appear by themselves or in ganged pairs or threes. The property contributes to the Monticello Park historic district.

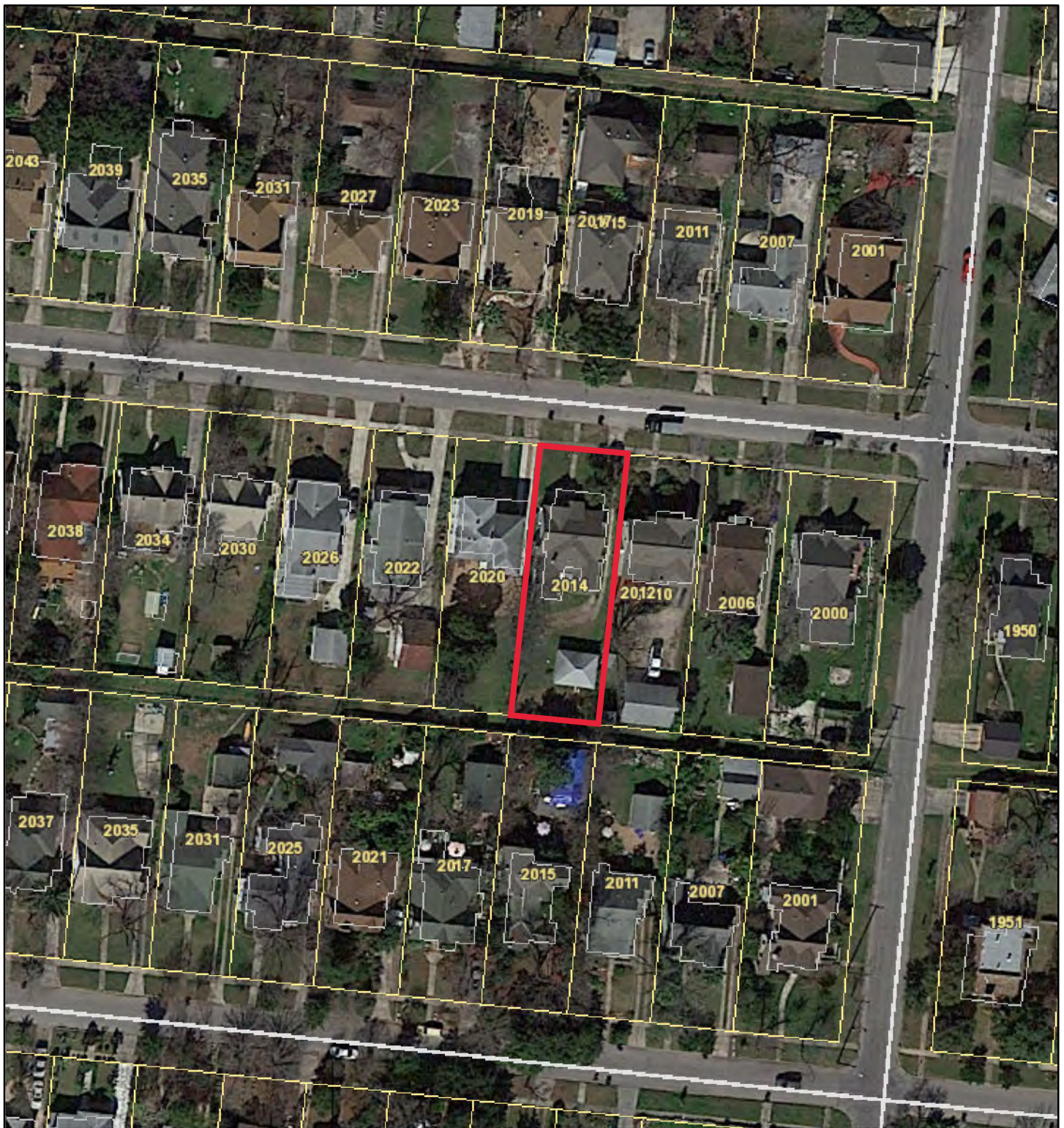
- b. ADMINISTRATIVE APPROVAL: The applicant requests mid-yard privacy fencing to separate yards for the duplex. This request is eligible for administrative approval but is dependent on the outcome of the request for fenestration changes. The HDRC does not need to review this request.
- c. DOORS: The applicant requests to replace a pair of ganged historic wood windows on the rear elevation of the primary house with a pair of 15-light doors with a staircase to the backyard. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i states that existing window and door openings should be preserved. Staff finds the request does not conform to this guideline.
- d. DOORS (DESIGN): Guideline 6.B.ii says new entrances, when necessary to comply with other regulations, should be compatible in size, scale, shape, proportion, material, and massing with historic entrances. The applicant proposes replacing the existing wood windows with 15-lite double wood-frame doors. Staff find this generally appropriate but finds that the new doors should maintain the same head height as the historic wood windows.
- e. STEPS: The applicant proposes to construct a wood staircase from the proposed double doors to the yard. Staff finds this generally appropriate.

RECOMMENDATION:

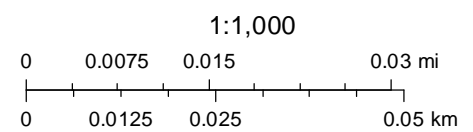
Staff recommends approval of the request to replace two ganged wood windows with two 15-light wood doors and to construct a wood staircase from the new doors to the backyard based on findings a through e, with the following stipulation:

- i. That the new doors feature the same head height as the historic ganged wood windows.
- ii. That the existing wood windows be salvaged and stored on site for potential future reuse.

City of San Antonio One Stop

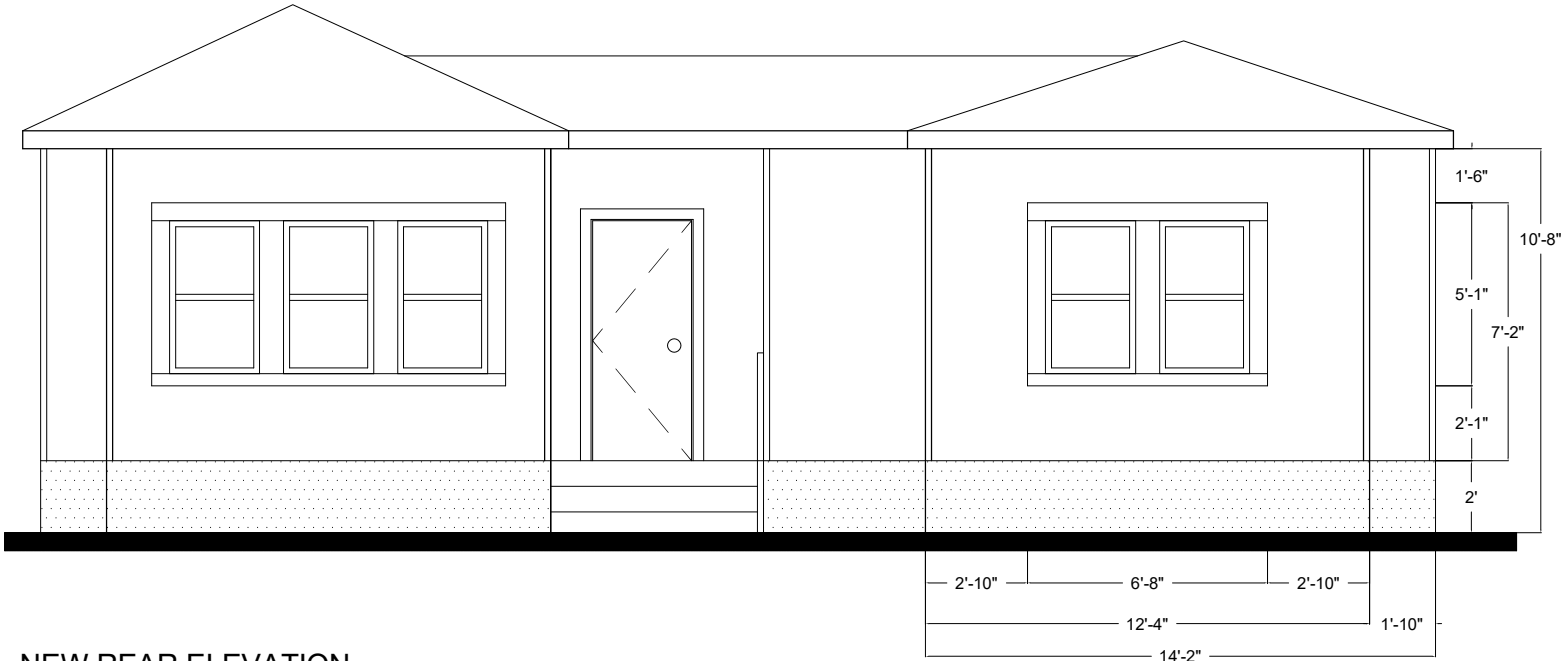


September 27, 2022



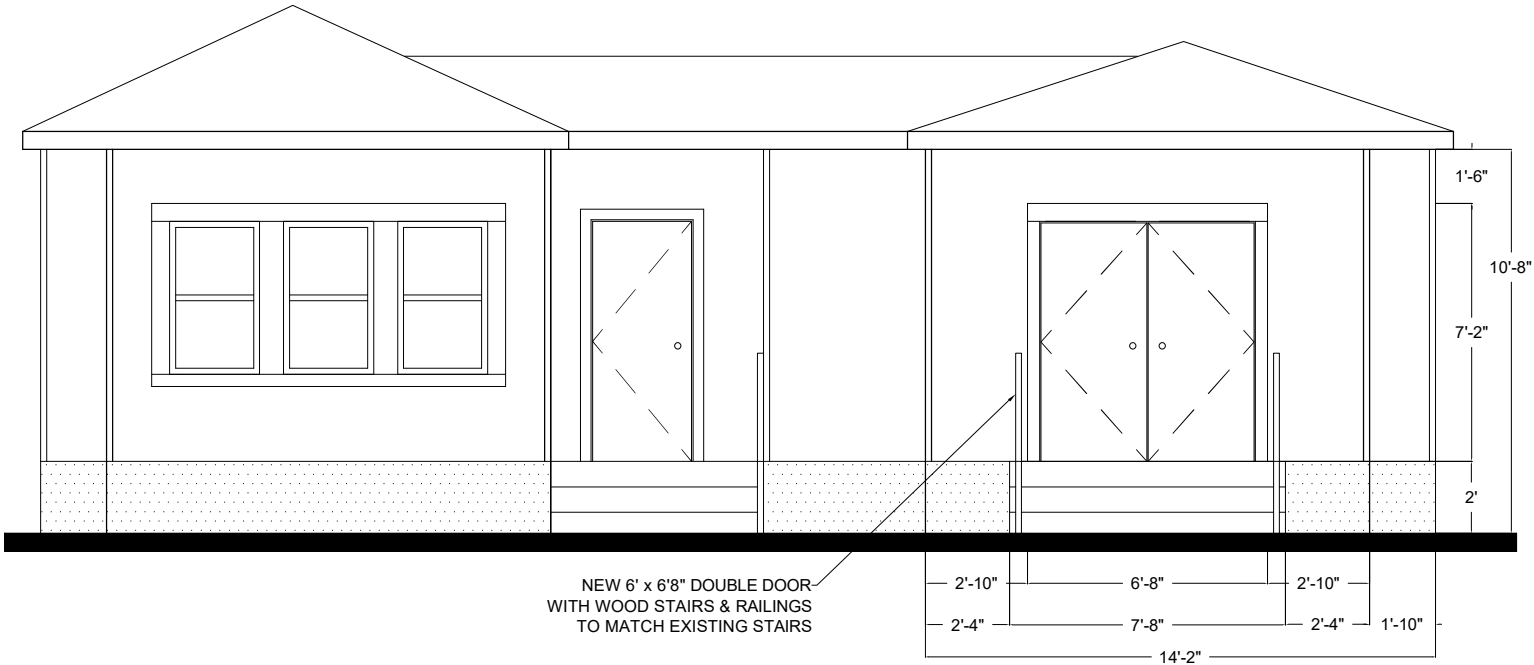
EXISTING REAR ELEVATION

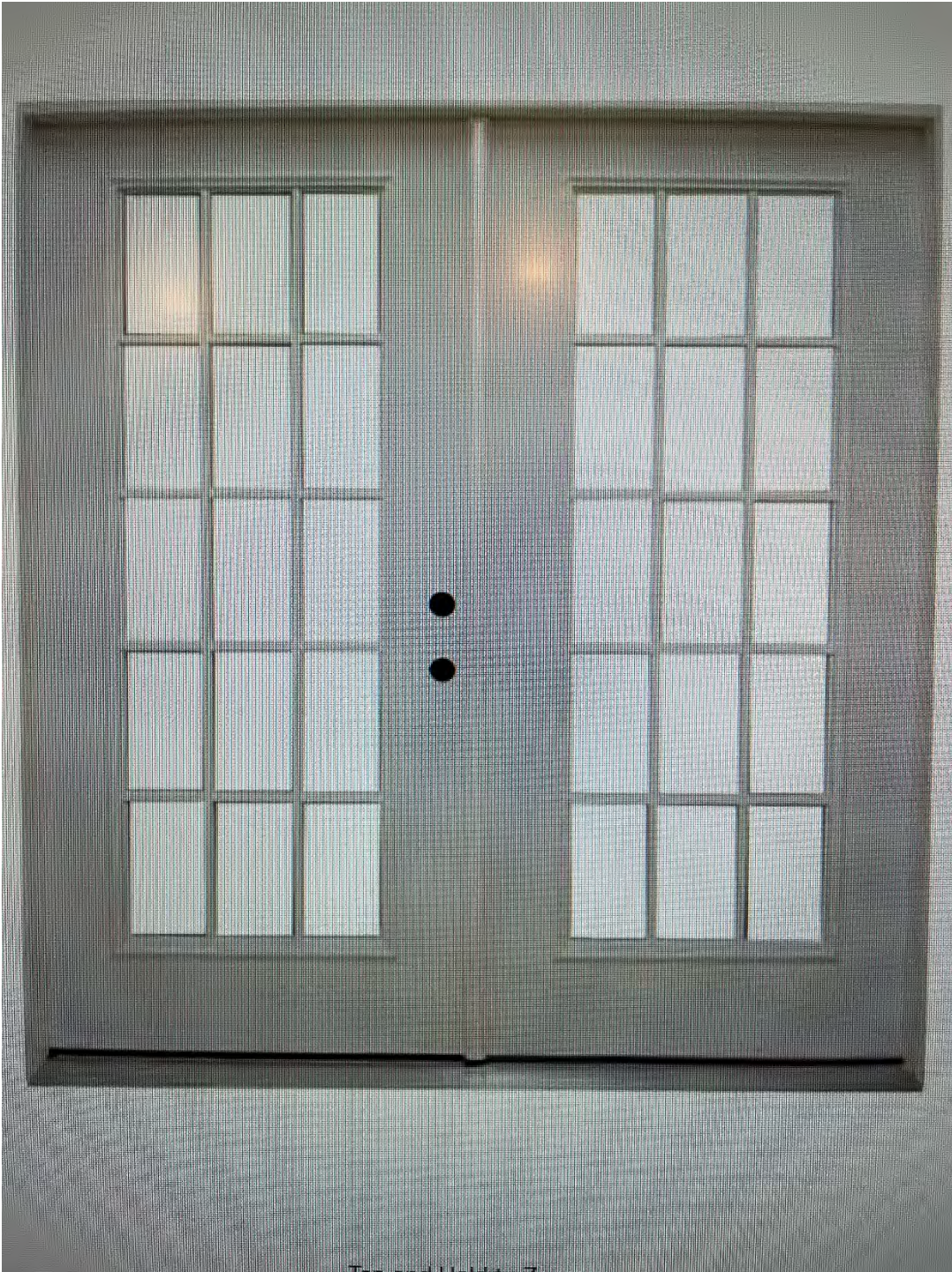
SCALE $\frac{3}{16}" = 1' 0"$



NEW REAR ELEVATION

SCALE $\frac{3}{16}" = 1' 0"$





Details

Bore Type	Double Bore
Color Family	White
Color/Finish	White Primed
Core Type	Solid Core
Door Configuration	Double Door
Door Glass Insulation	Double-Glazed,Low-E
Door Handing	Right-Hand/Inswing
Door Type	French Patio Door
Features	Lockset Bore (Double Bore),Tempered Glass,Weatherstripping
Finish Type	Primed
Frame Material	Wood
Hinge Type	Standard
Included	No Additional Items Included
Material	Steel
Number of Lites	15 Lite
Product Weight (lb.)	220 lb

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 Add to Cart











NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.
THIS IS THE SURVEYOR'S BEST INTERPRETATION OF
RECORD INFORMATION.

W. KINGS HIGHWAY (60' R.O.W.) (KINGS HIGHWAY PER PLAT)

S 84°09'10" E (50')
49.87'

SCALE: 1"=20'

LOT 24

LOT 26

Fence in
Blue
& Highlighted

LOT 25, BLOCK 30
N.C.B. 1942
8,004 SQ. FT.
0.184 ACRES

ALLEY

PROPERTY
CORNER BEARS
S 42°43'49" W 0.54'
FROM CENTER OF
METAL FENCE POST

NOTE:
Bearings shown hereon are based on actual GPS Observations,
Texas State Plane Coordinates, South Central Zone, Grid.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR
SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 842, PG. 140, DEED AND PLAT RECORDS, AND VOL. 737,
PG. 70, VOL. 737, PG. 72, AND VOL. 1649, PG. 469, DEED RECORDS OF BEXAR COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE
RESPONSIBILITY OF ANY INTERESTED PARTIES TO
VERIFY THE ACCURACY OF FEMA FLOOD ZONE
DESIGNATION OF THIS PROPERTY WITH FEMA AND
STATE AND LOCAL OFFICIALS, AND TO DETERMINE
THE EFFECT THAT SUCH DESIGNATION MAY HAVE
REGARDING THE INTENDED USE OF THE
PROPERTY. The property made the subject of
this survey appears to be included in a FEMA
Flood Insurance Rate Map (FIRM), identified as
Community No. 466002, Panel No. 0304-1,
which is Dated 06-19-2020. By reading from
that FIRM, it appears that all or a portion of
the property may be in Flood Zone(s) X.
Because this is a boundary survey, the surveyor
did not take any actions to determine the Flood
Zone status of the surveyed property other than
to interpret the information set out on FEMA's
FIRM, as described above. THIS SURVEYOR DOES
NOT CERTIFY THE ACCURACY OF THIS
INTERPRETATION OF THE FLOOD ZONES, which
may not agree with the interpretations of FEMA
or State or local officials, and which may not
agree with the tract's actual conditions. More
information concerning FEMA's Special Flood
Hazard Areas and Zones may be found at
<https://www.fema.gov/portals>

Property Address:
2012 & 2014 W. KINGS HIGHWAY (KINGS HIGHWAY PER PLAT)
Property Description:
LOT TWENTY FIVE (25), IN BLOCK THIRTY (30), NEW CITY
BLOCK 442, OF WOODLAWN TERRACE, AN ADDITION TO
THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN/UNDER VOLUME 642, PAGE 140 OF THE DEED AND
PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
ERIC GRAAF

I, MARK J. EWALD, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual survey made on the ground under my
supervision, and there are no discrepancies,
conflicts, shortages in area or boundary lines,
or any encroachment or overlapping of
improvements, to the best of my knowledge
and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



FIRM REGISTRATION NO.
1011700
**Westar
Alamo**
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78009
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
Δ - CALCULATED POINT
● - FND. 1/2" IRON ROD
() - RECORD INFORMATION
B.S. - BUILDING SETBACK
C.M. - CONTROLLING MONUMENT
E - ELECTRIC METER
G - GAS METER
-- - CHAIN LINK FENCE
--- - WIRE FENCE
W - WATER METER
E - OVERHEAD ELECTRIC
P - POWER POLE

DWG: JW RVD: CC
JOB NO. 115554

TITLE COMPANY: STEWART TITLE

DATE: 07-10-2022

G.F. NO. 1749045