

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO: 2022-506
ADDRESS: 825 E HARLAN AVE
LEGAL DESCRIPTION: NCB 7729 BLK 9 LOT E 171.7 FT OF 11 THRU 14, EXC SE 6.50FT X 10.15FT
ZONING: MF-33, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Kevin Sekula/SEKULA KEVIN
OWNER: Kevin Sekula/SEKULA KEVIN
TYPE OF WORK: Installation of doors and windows, driveway modifications
APPLICATION RECEIVED: September 19, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson
REQUEST:

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

1. Replace 19 windows.
2. Replace existing doors.
3. Change the fenestration pattern across all elevations.
4. Partial demolition of a small addition on the west elevation.
5. Widen the driveway and approach by 4 feet.

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.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the

site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 825 E Harlan includes a single-story Craftsman-style residence built c 1927, with a detached rear garage. The property is clad in wood waterfall siding with one-over-one windows, primarily wood. The roof is clad in standing seam metal and has decorative knee braces under gables and exposed rafter tails. The two-bay garage is clad in board and batten with a standing seam metal roof. The property is on the corner of E Harlan Ave and Mission Rd and contributes to the Mission historic district.
- b. **WINDOWS:** The applicant requests approval to replace 19 windows. Standard Specifications for Wood Window Replacement state that when individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration

of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit. If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission. OHP staff conducted a window inspection on October 12, 2022, and observed that all existing historic wood windows are in repairable condition. Three ganged modern windows on the east elevation are eligible for replacement with a window product that conforms to Historic Design Guidelines and Standard Specifications for Wood Window Replacement, namely a wood or aluminum-clad wood window product.

- c. DOORS: The applicant requests approval to replace all existing doors. Staff conducted a window inspection on October 12, 2022, which included door inspection, and found that the east and south doors appear historic and should be retained. Historic doors were missing from the north and west elevations; staff finds a replacement door that conforms to Historic Design Guidelines, namely wood and of a style appropriate for the house, is appropriate.
- d. FENESTRATION CHANGES: The applicant requests fenestration changes across all elevations. On the east elevation, they propose moving the door to the center of the elevation and creating a new set of three ganged windows to the left of the new door; the three ganged windows right of the proposed door are retained. On the south elevation, the applicant proposes to retain the French doors and three ganged windows, but replace the single bathroom window and pair of ganged windows with two clerestory windows. The applicant requests removal of all fenestration on the west elevation; staff finds removal of the metal-sash window in the gable appropriate, but that the door and first-floor window be retained. (The applicant requested partial demolition of the small west addition; see finding d.) On the north elevation, the applicant proposes relocating a door, three ganged windows, and a pair of ganged windows while completely removing one window. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i and ii state that historic doors and windows should be preserved. Staff finds the proposed fenestration changes do not conform to guidelines.
- e. PARTIAL DEMOLITION: The applicant requests approval to remove a small addition to the west elevation. Staff finds the request generally appropriate.
- f. DRIVEWAY: The applicant requests approval to increase the width of the driveway and approach 4'. Driveways in historic districts are typically no wider than 10' and approaches are typically no wider than 12'. Staff finds the request appropriate as long as the driveway width does not exceed 10' and the apron does not exceed 12'.

RECOMMENDATION:

Staff recommends approval of item 1, window replacement, based on finding b, with the following stipulations:

- i. That only the three modern ganged windows on the east elevation be replaced. All existing wood windows should be retained and repaired.
- ii. That the applicant propose a window product to replace the three ganged windows on the east elevation that conforms to Historic Design Guidelines and Standard Specifications for Wood Window Replacement, namely a wood or aluminum-clad wood window product.

Staff recommends approval of item 2, door replacement, based on finding c, with the following stipulations:

- i. That the east and south doors be retained.
- ii. That the applicant propose replacement doors that conform to Historic Design Guidelines, namely wood and of a style appropriate for the house.

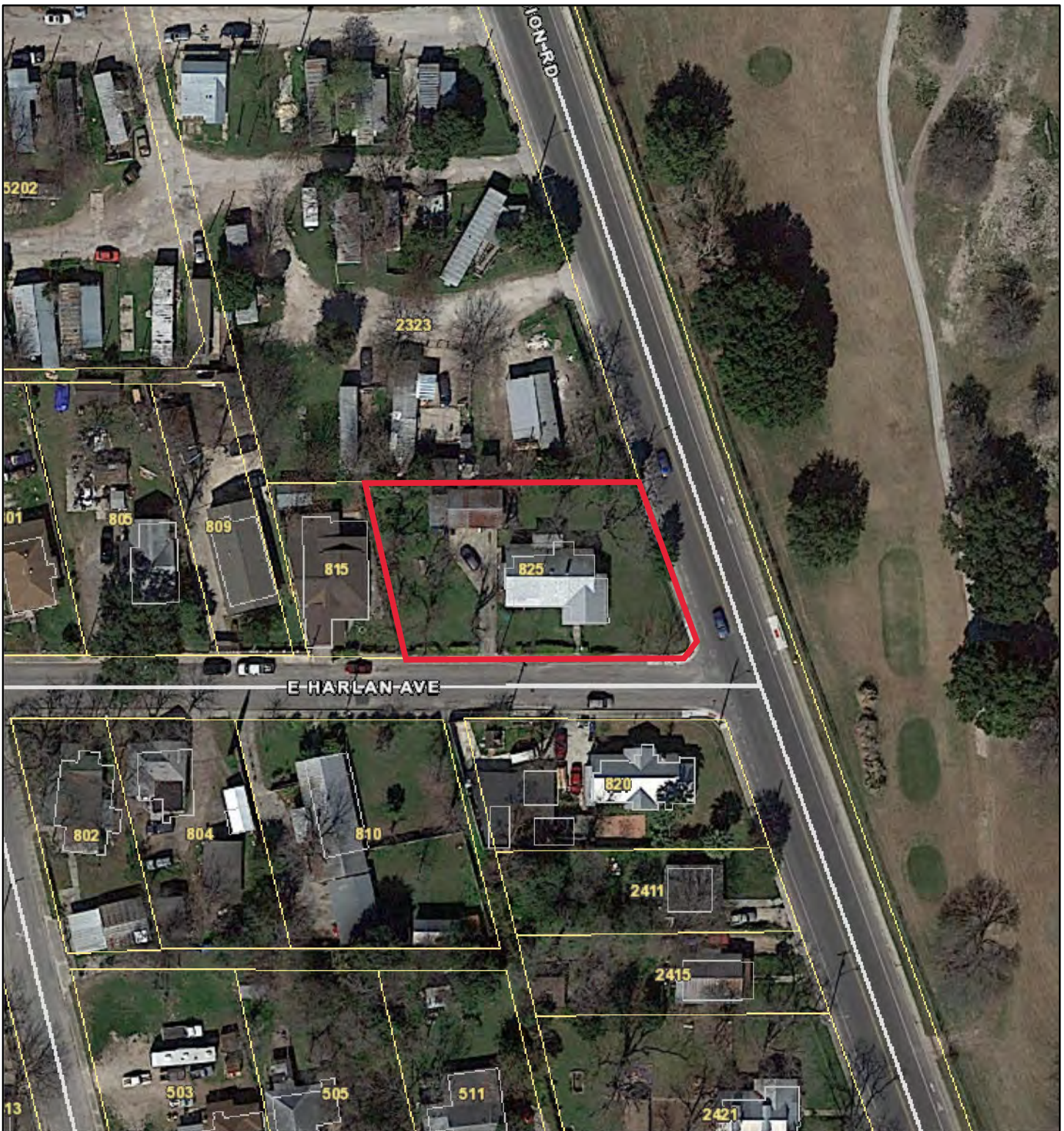
Staff does not recommend approval of item 3, changing the fenestration pattern across all elevations, based on finding d.

Staff recommends approval of item 4, partial demolition of a small addition on the west elevation, based on finding e.

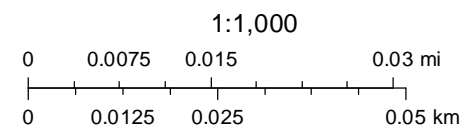
Staff recommends approval of item 5, widening the driveway and approach by 4 feet, based on finding f, with the following stipulation:

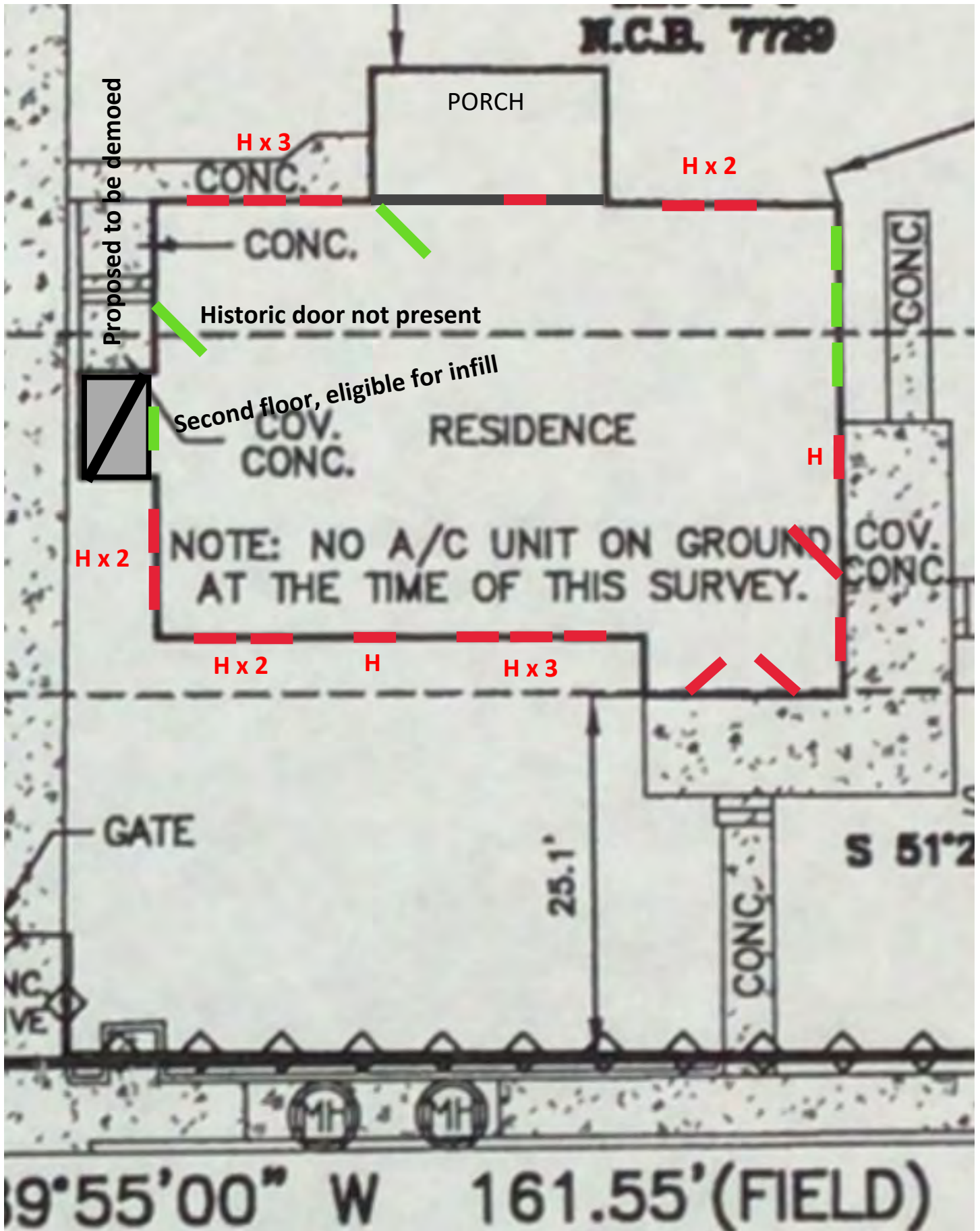
- i. That the finished driveway does not exceed 10' in width and the finished approach does not exceed 12' in width.

City of San Antonio One Stop



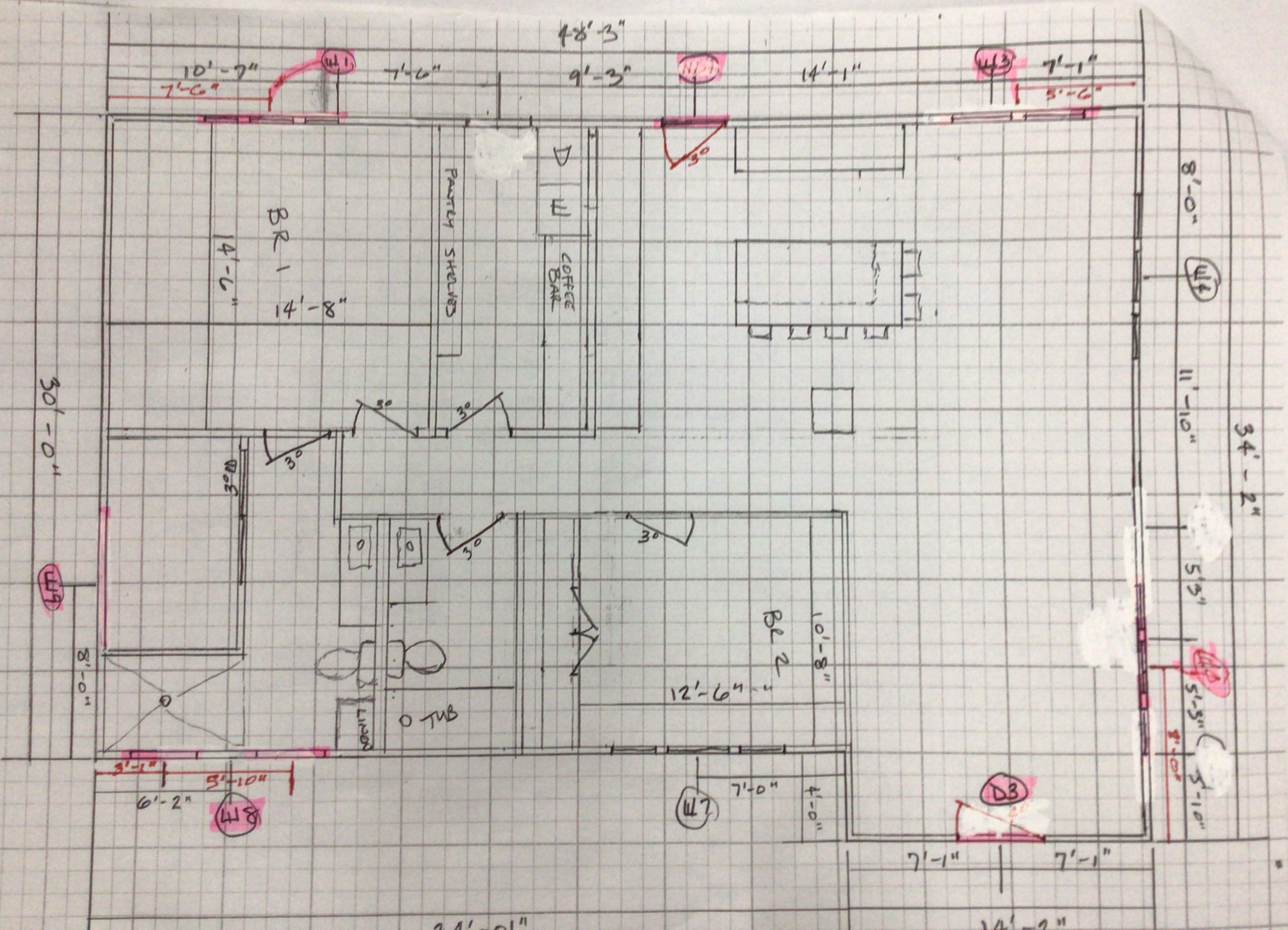
October 13, 2022



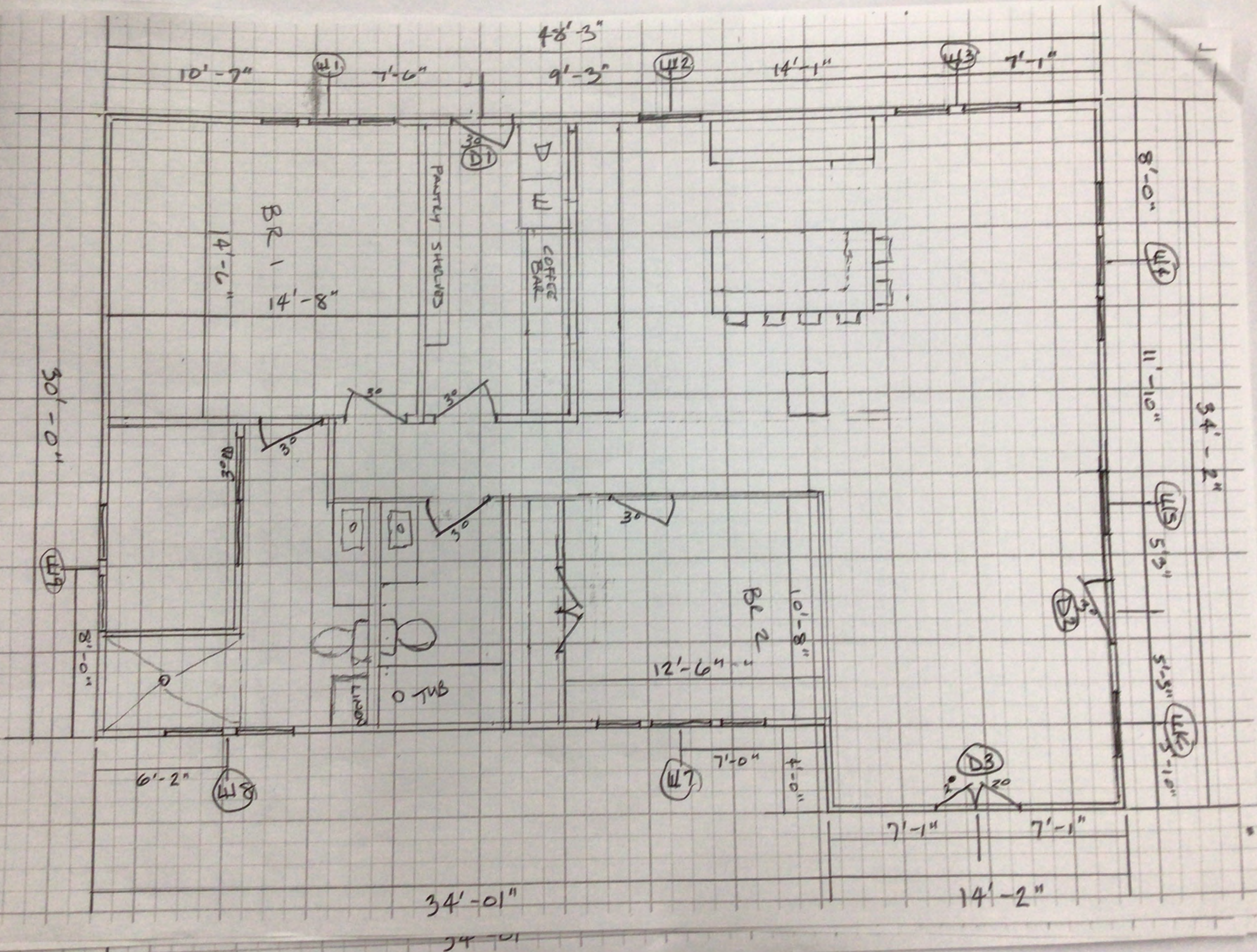


- Historic, to be retained
- Non-historic, eligible for replacement

14'-2"



EXISTING EXT. DOOR & WINDOW LOCATIONS



NOTE

1.) EXI

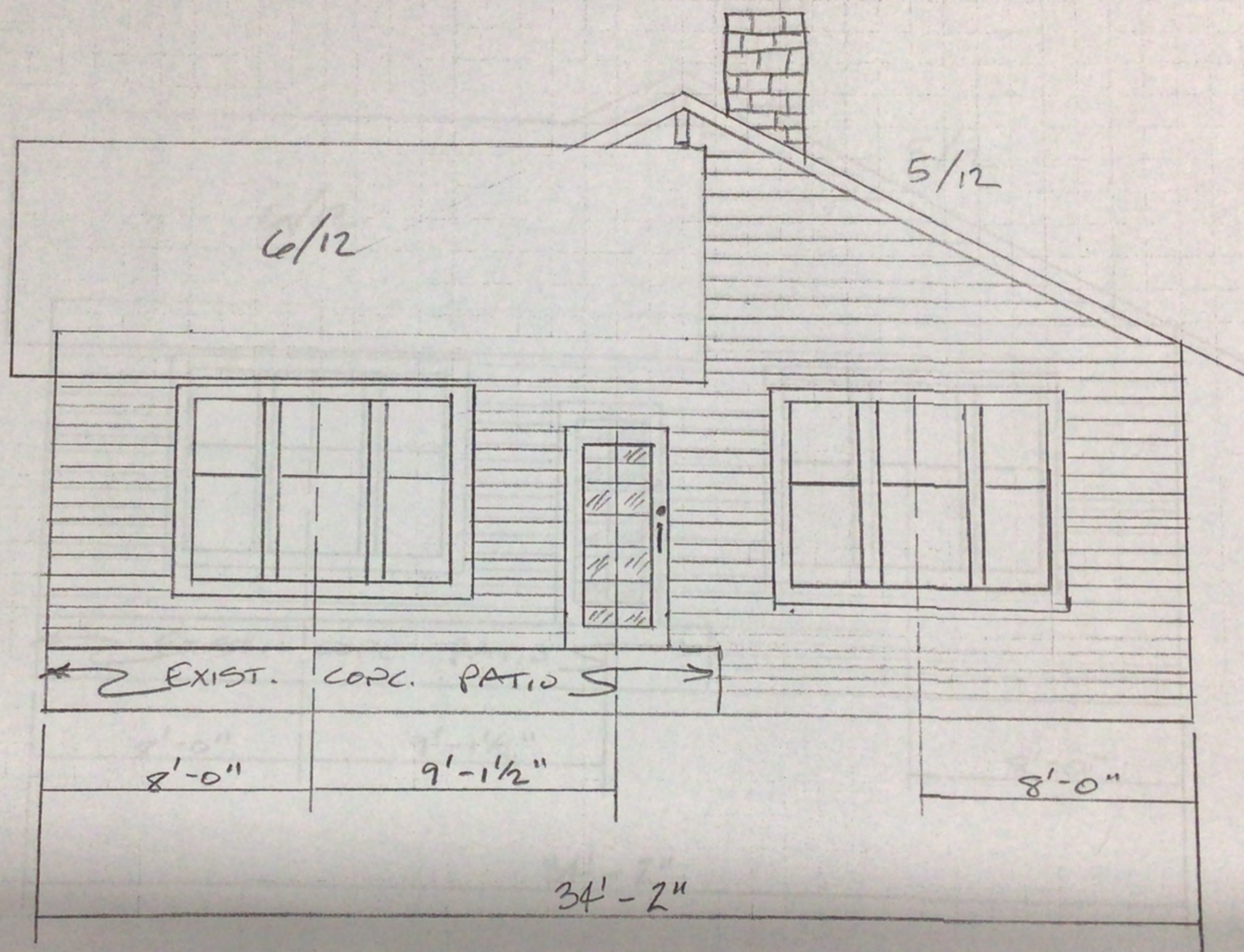
2.) TH

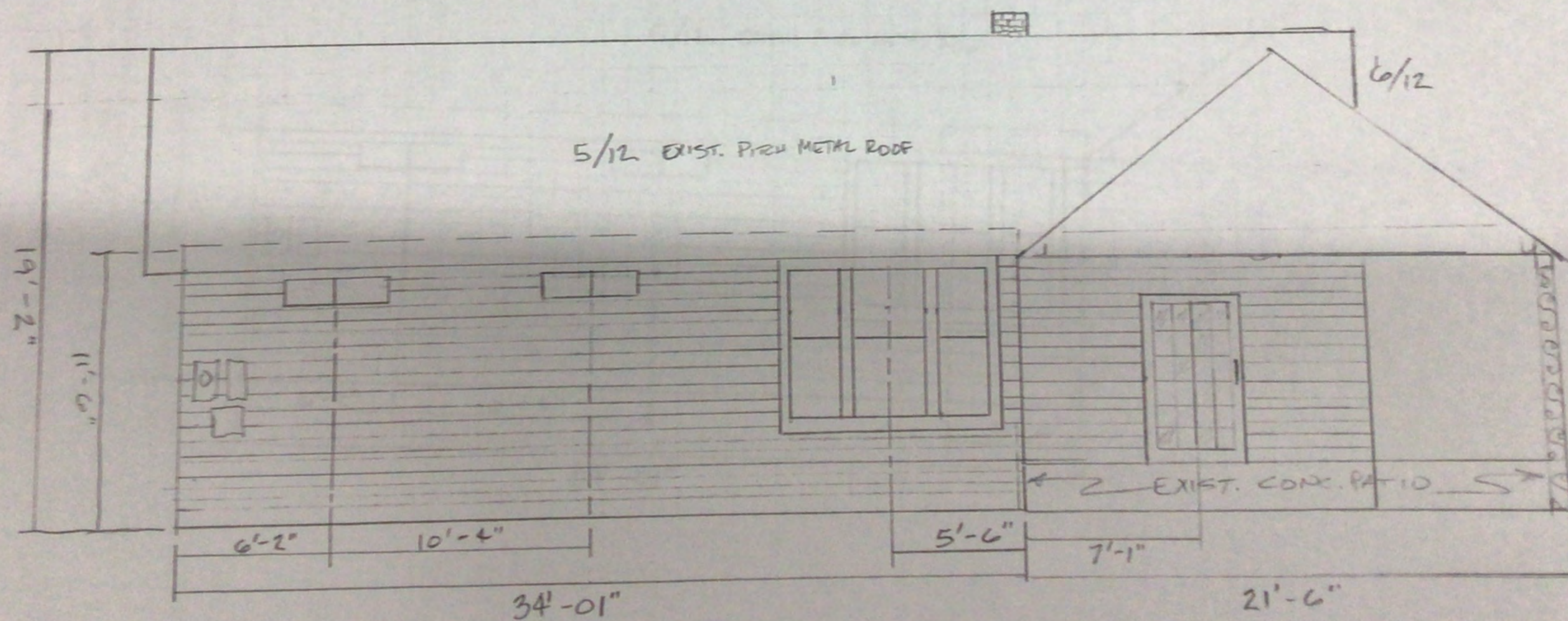
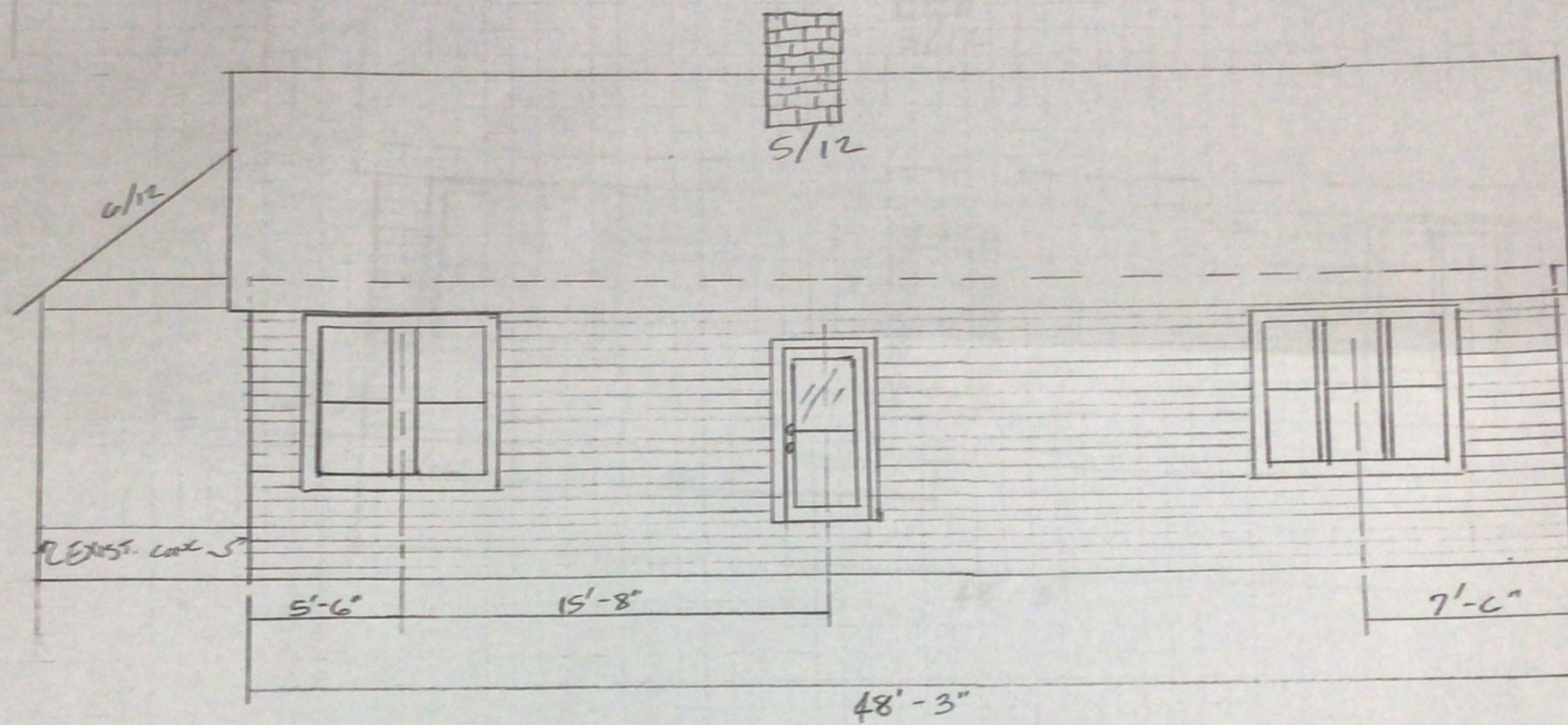
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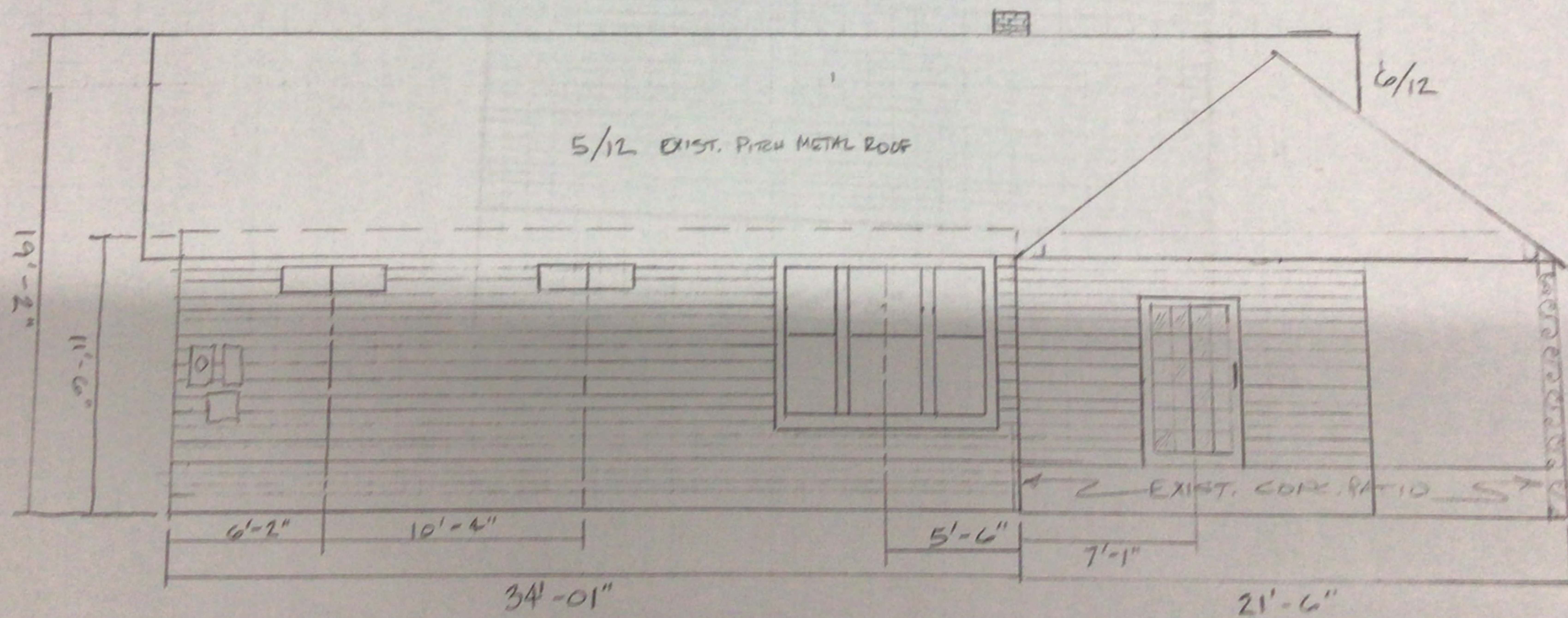
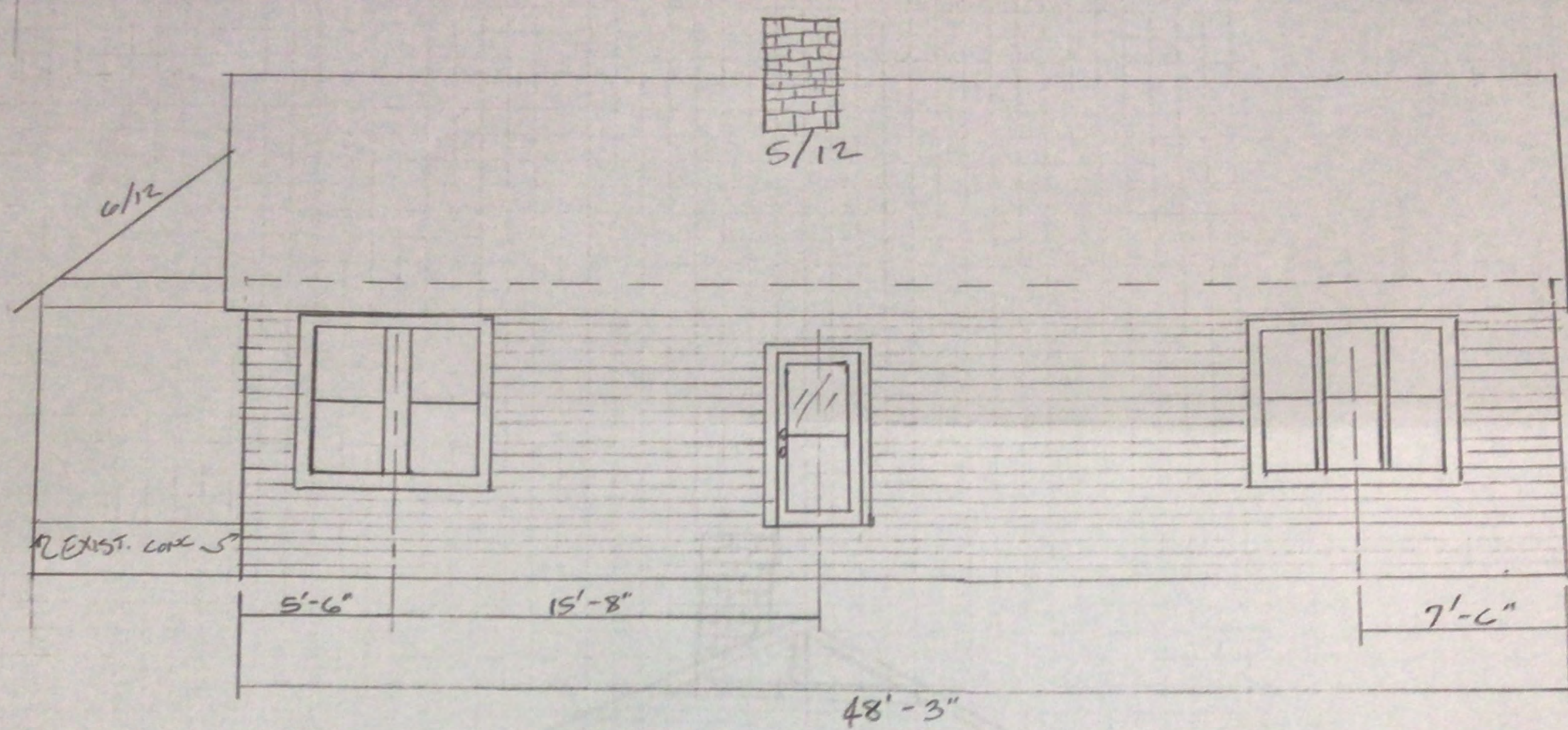
3.) A

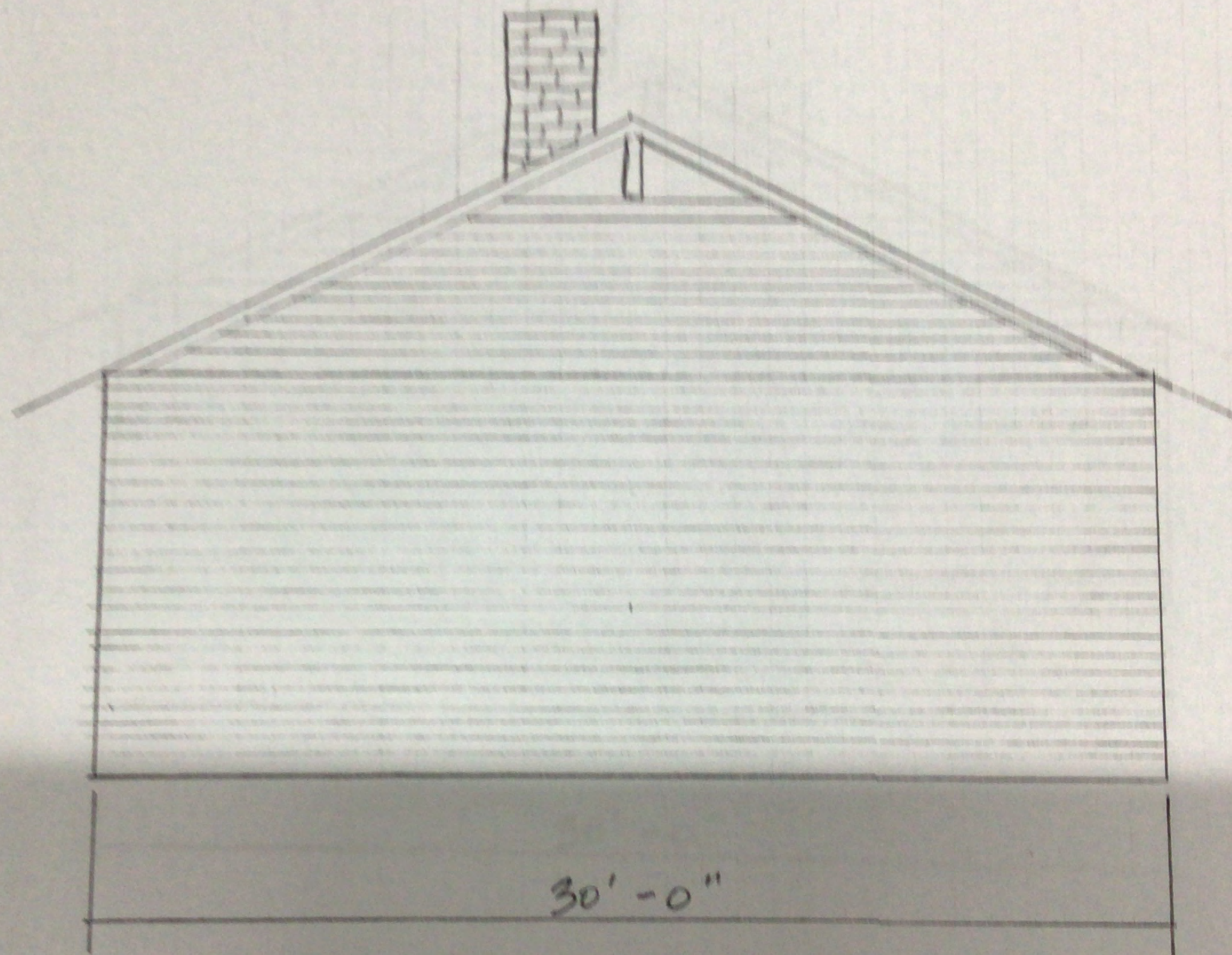
4.)

5.)







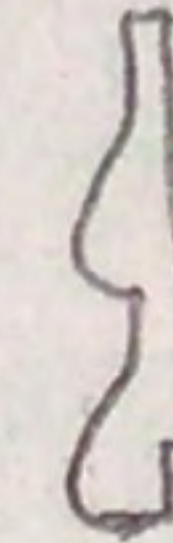


NOTES:

1.) EXIST. ROOF IS METAL

2.) THE EXIST. SIDING IS PINE LAP SIDING

PROFILE

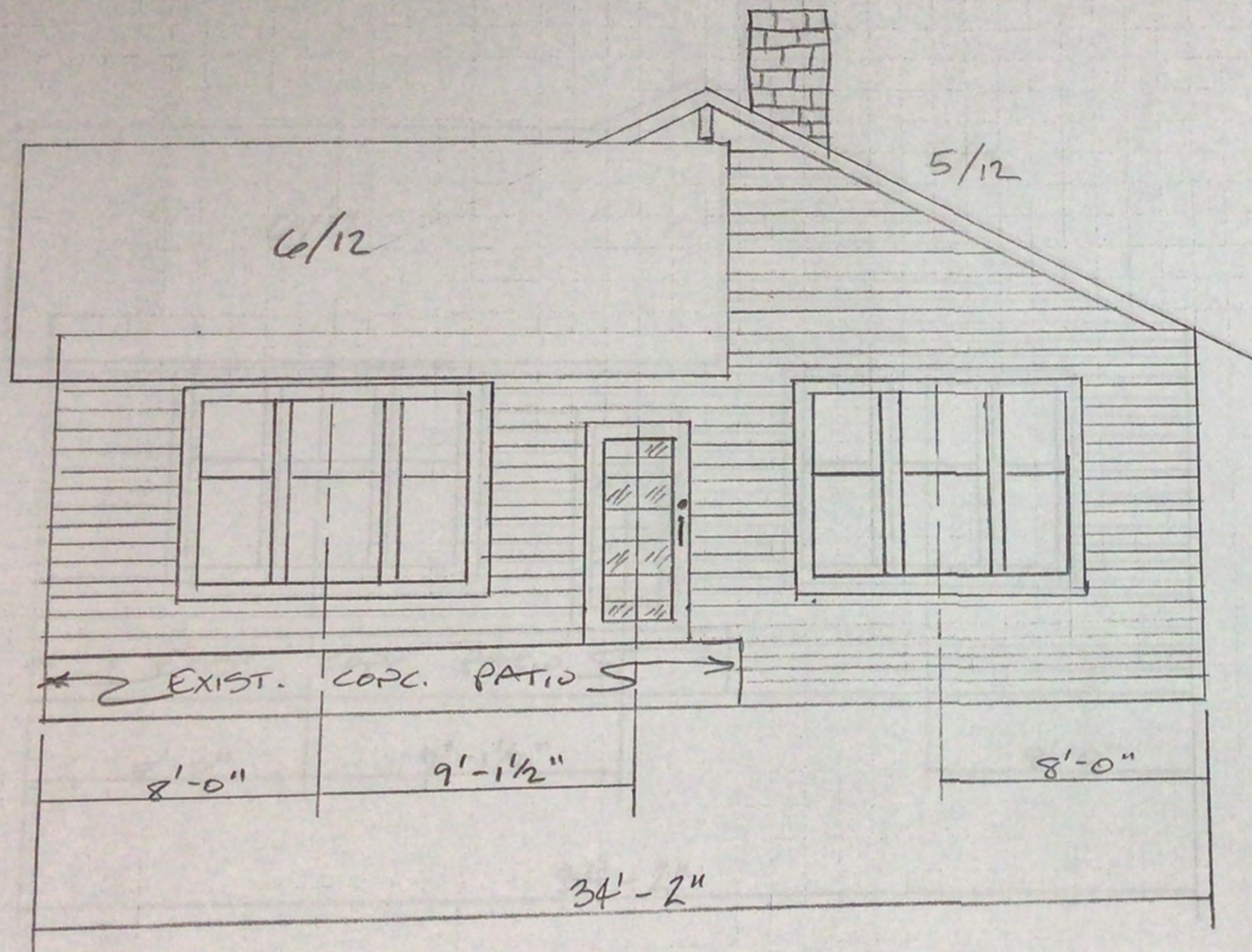


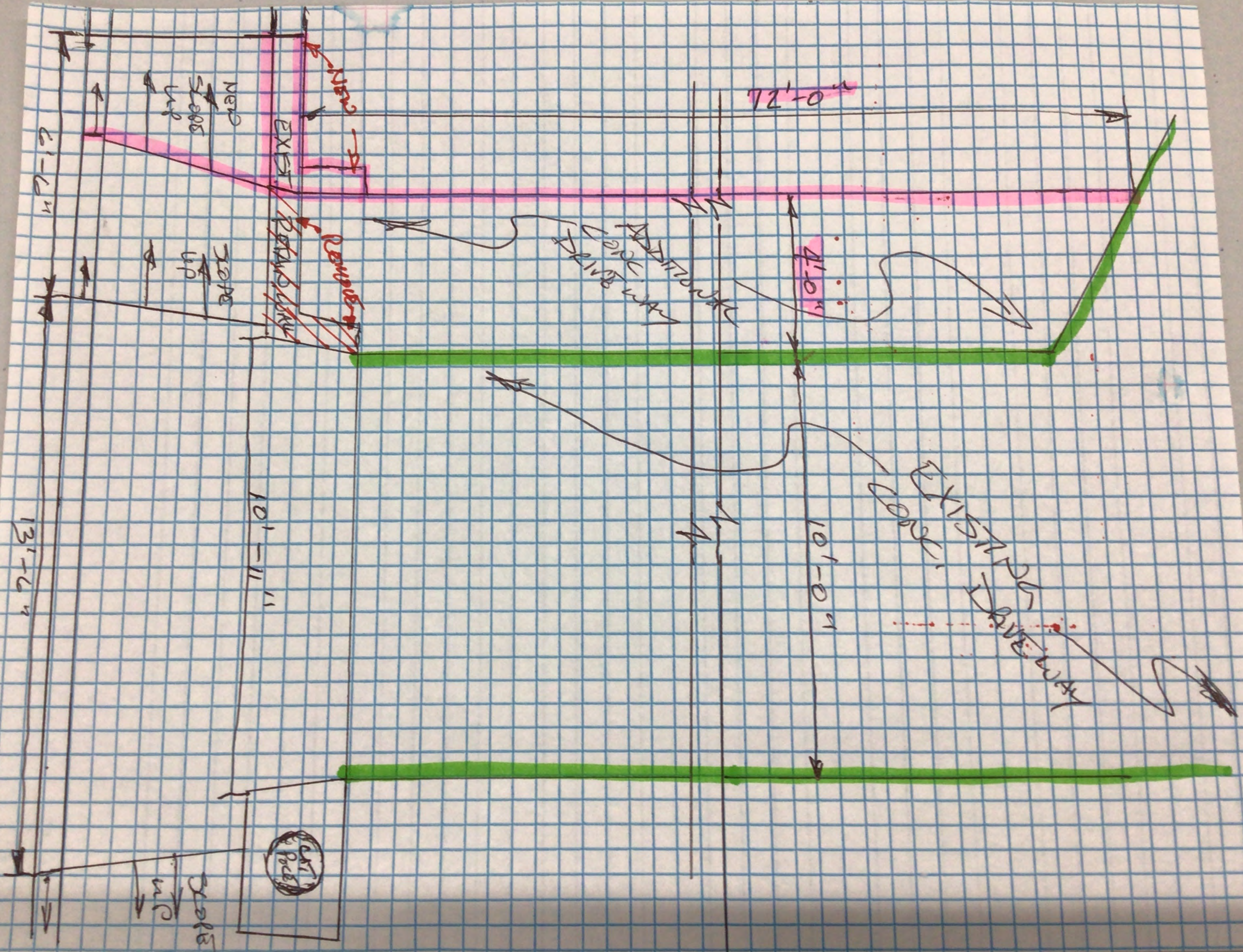
THIS PROFILE IS
STILL AVAILABLE
AND WILL BE USED

3.) ALL OUTSIDE VERTICAL CORNERS
WILL HAVE 1X4 TRIM BOARDS
TO MATCH EXISTING.

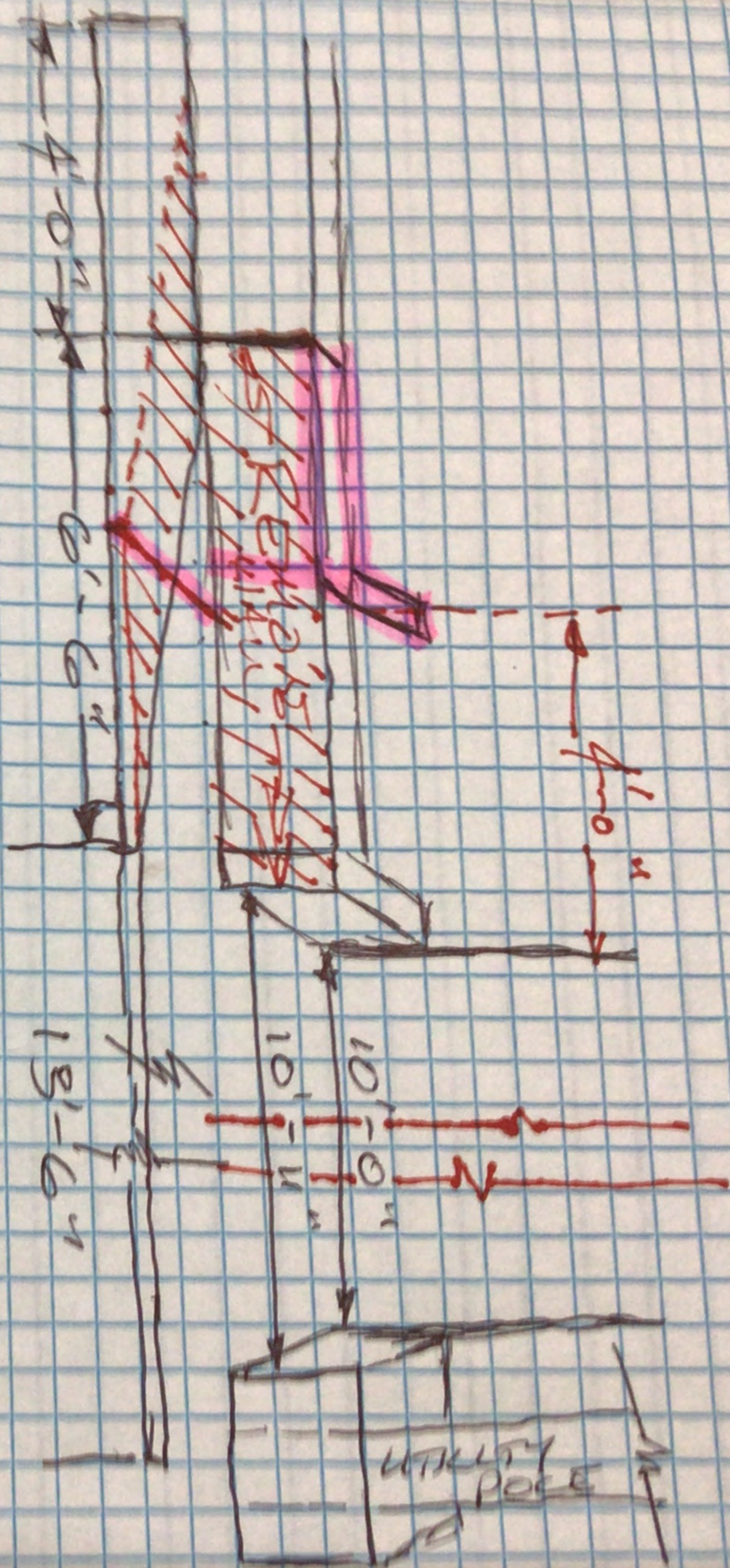
4.) ALL WINDOWS WILL BE
REPLACED WITH SIMILAR STYLE
& SIZE WINDOWS BUT WILL BE
ENERGY EFF. & INSULATED

5.) ALL EXT. DOORS TO BE
3'6" OR LARGER.

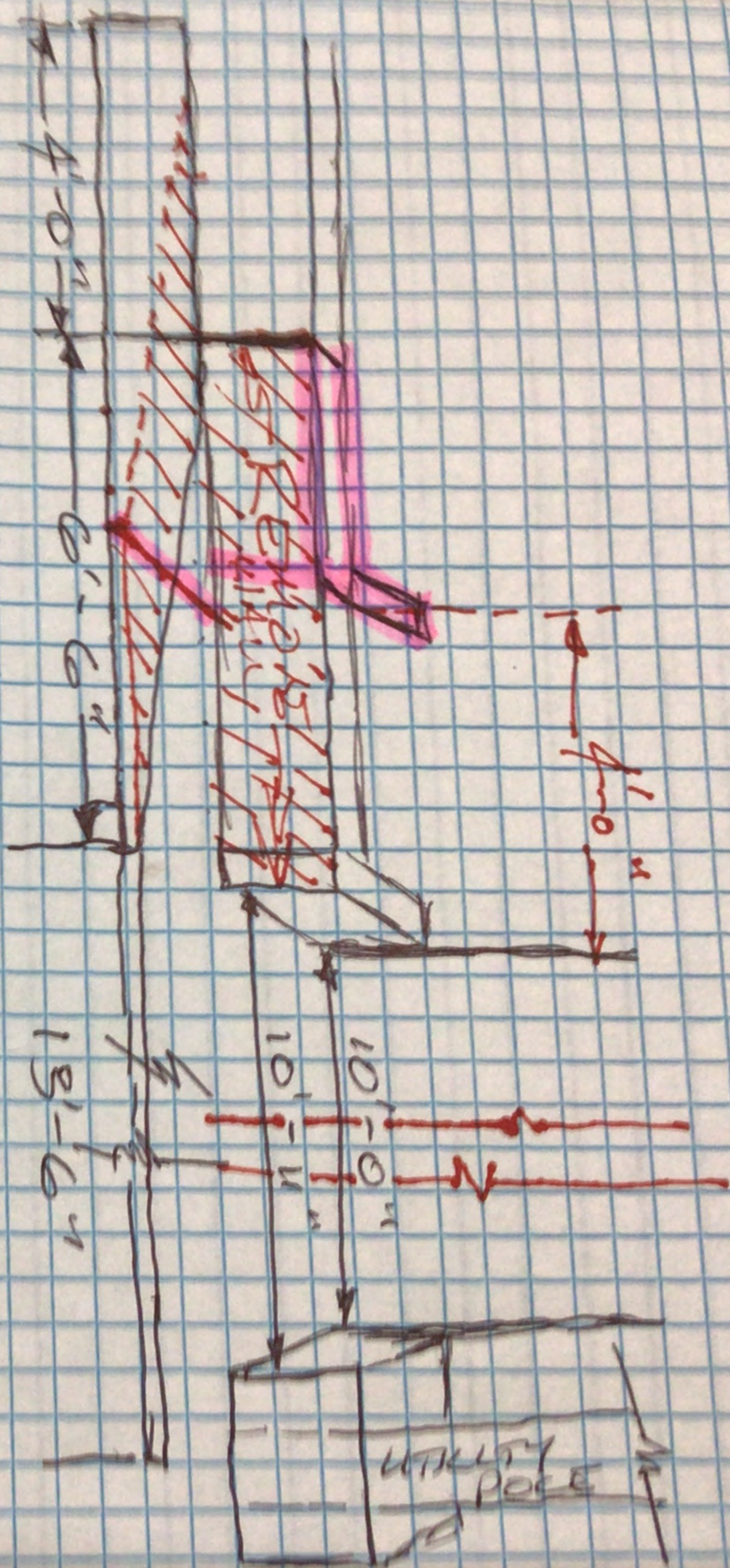


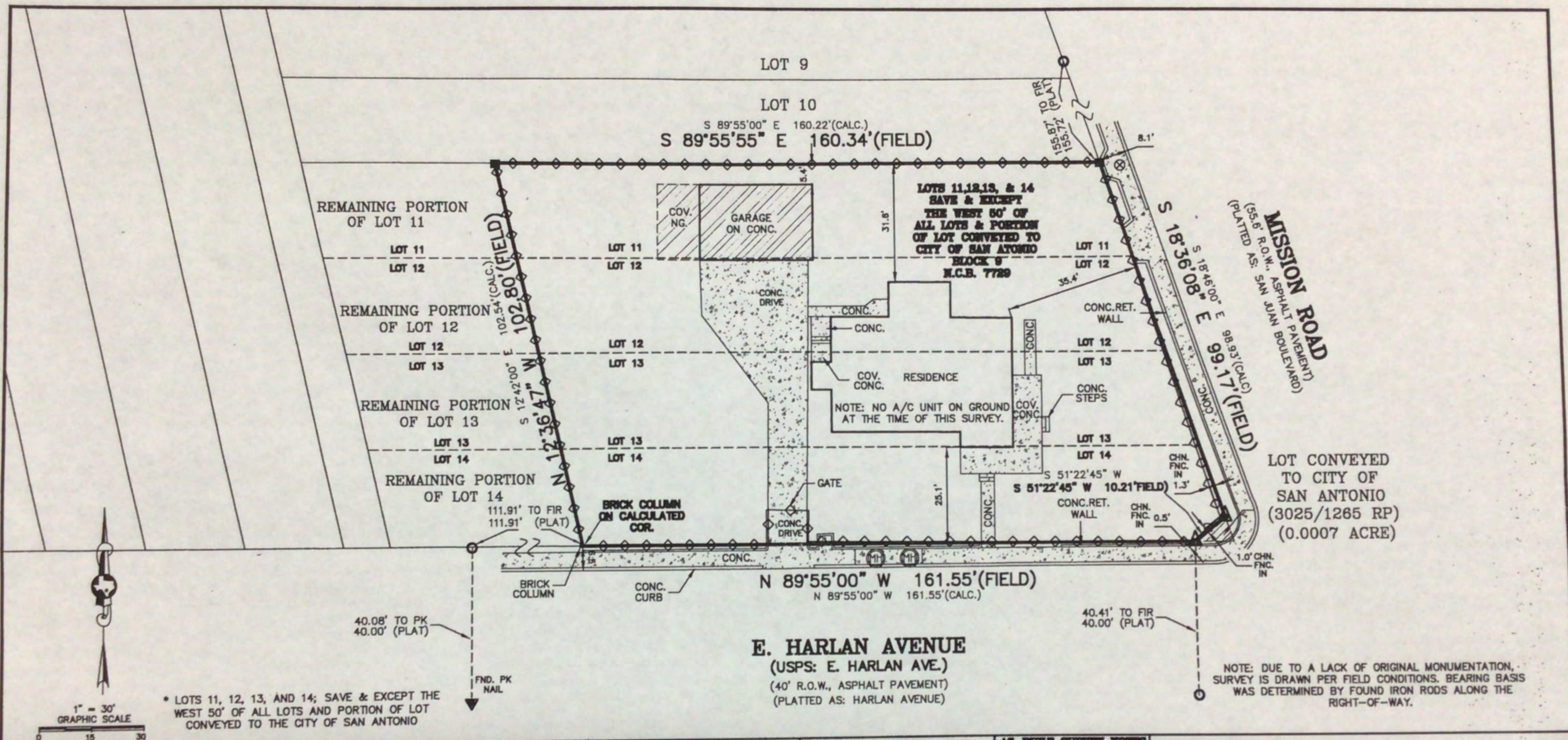


21



21





SURVEY LEGEND:

— WOOD FENCE — WROUGHT IRON FENCE — POWER POLE — SET 1/2" IRON ROD

— CHAIN LINK FENCE — SMOOTH WIRE FENCE — FIRE HYDRANT — CALCULATED CORNER

— BARBED WIRE FENCE — FOUND FENCE POST — FND. 1/2" IRON ROD — SET "X" ON CONC.

BUYER: KEVIN SEKULA ADDRESS: 825 E. HARLAN AVENUE

TITLE COMPANY: ALAMO TITLE BLOCK: 9 N.C.B: 7729 G.F. NO.: SAT-41-4000412003964-NN

LOT: * SUBDIVISION: HARLANDALE ADDITION STATE: TEXAS

CITY: SAN ANTONIO COUNTY: BEXAR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

PLAT RECORDED IN: VOLUME 105 PAGE 265

RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE (B), ITEM 1 OF THE REFERENCED TITLE COMMITMENT: REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.

VOLUME	PAGE	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 3085	PAGE 1285	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 343	PAGE 79	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 16817	PAGE 1987	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME	PAGE	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME	PAGE	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

P.O. BOX 200044
SAN ANTONIO, TX 78220
PHONE: 210-834-8700
TEXAS FIRM NO. 10140300
EMAIL: INFO@SOUTHCENTRALSURVEYORS.COM

DRAWN BY: N.ALANIZ

JOB NO: 20-4353-259

FIELD WORK COMP.: DECEMBER 10, 2020



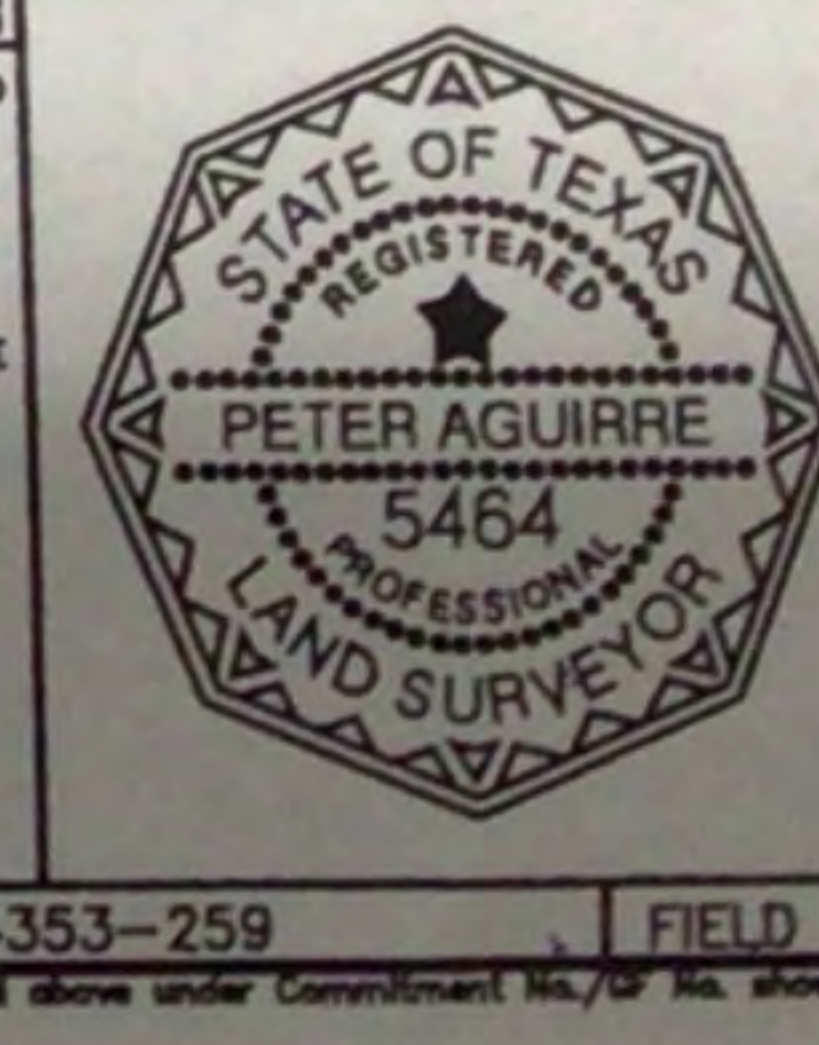
AS-BUILT SURVEY NOTES

1. UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.

2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION OR PLATTING PURPOSES.

3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

4. ADJACENT PROPERTY INFO FOR GENERAL REFERENCE USE ONLY.



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AS SHOWN ABOVE, ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 11th DAY OF DECEMBER 2020, A.D.

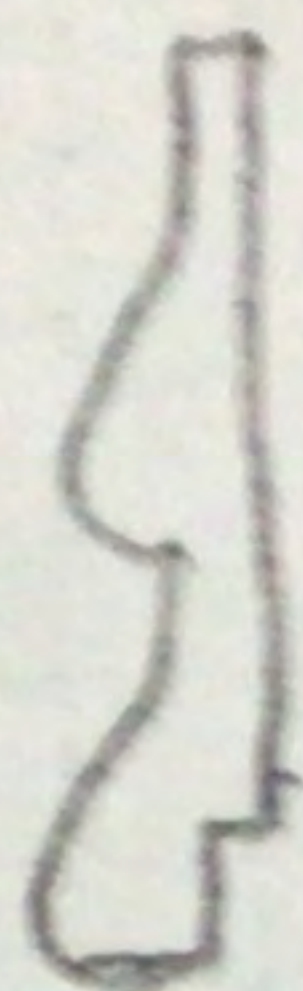
PETER A. AGUIRRE, R.P.L.S. 5464

NOTES:

1.) EXIST. ROOF IS METAL

2.) THE EXIST. SIDING IS PINE LAP SIDING

PROFILE



THIS PROFILE IS
STILL AVAILABLE
AND WILL BE USED

3.) ALL OUTSIDE VERTICAL CORNERS
WILL HAVE 1X4 TRIM BOARDS
TO MATCH EXISTING.

4.) ALL WINDOWS WILL BE
REPLACED WITH SIMILAR STYLE
& SIZE WINDOWS BUT WILL BE
ENERGY EFF. & INSULATED

5.) ALL EXT. DOORS TO BE
3'6" OR LARGER.

EXISTING WINDOWS & EXT. DOORS

W1 - MOVE & FROM 10'-7" TO 7'-6"

D1 - DELETE

W2 - CHANGE TO EXT. DOOR 3' 6"

W3 - CHANGE & FROM 7'-1" TO 5'-6"

W5, D2 & W6 REMOVE & MATCH W4

D3 - CHANGE TO SINGLE 4' 6"

W7 - NO CHANGE

W8 - CHANGE FROM DBL TO (2) SINGLE 1" TALL X 3" WIDE

W7A - ADD (1) SINGLE 1" TALL X 3" WIDE

W9 - DELETE



W2

delete

make New D1

D1

delete

W1



W3





W6

Q2

W5

delete

W4





W9

W8

W7



W7

D3



delete

delete

delete

W9

The image shows the interior of a rustic wooden building. On the left, there is a set of three windows with white frames and multiple panes. The middle window has a small dark square object on it. To the right of the windows is a white door that is slightly ajar, revealing a view of the outdoors through a screen door. The walls are made of dark wood, and the floor appears to be dirt or concrete. The overall lighting is dim, with light coming from the windows and the open door.

W1

D1

The image shows the interior of a rustic wooden building. The walls are made of horizontal wooden planks, and the ceiling features exposed wooden beams. A window with a white frame and multiple small panes is centered in the upper half of the image. Below the window, there is a dark, possibly metal, structure that looks like a stove or a workbench. A yellow electrical cord is visible on the right side, plugged into a blue outlet. The overall lighting is warm and somewhat dim.

W2

The image shows the interior of a rustic wooden building. A large window with multiple panes is centered in the background, showing a view of greenery outside. Above the window, a chandelier with several glass shades hangs from the ceiling. The walls are made of horizontal wooden planks. In the foreground, there are wooden beams and a small table or structure. The text 'W3' is overlaid in red in the center of the image.

W3

W4





W6



The image shows the interior of a wooden structure, possibly a shed or a small room. The ceiling is made of horizontal wooden planks, and several vertical wooden beams support it. On the left side, there is a window with a white frame, looking out onto a green landscape. A red label with the text 'w8' is positioned above the window. The walls are also made of wood, and a dark pipe or cable runs along the left wall.

w8



A photograph of a window with a red 'W8' label. The window is a double-hung style with a dark frame, set into a dark wall. The view outside shows a wooden fence and some greenery. A red 'W8' label is superimposed over the center of the window. A white cable is visible in the upper right corner of the frame.

W8



w9

delete



A photograph of a white door set within a wooden frame. The door has a rectangular window divided into three vertical panes. Above the door, a ceiling fan with three white blades and three frosted glass light bulbs is visible. To the right of the door, a bundle of yellow wires is bundled together with a black and white striped tie. The door is labeled with the text 'D2' in red.

D2



D3