

**HISTORIC AND DESIGN REVIEW
COMPLIANCE AND TECHNICAL ADVISORY BOARD
July 19, 2024**

HDRC CASE NO: 2024-232
ADDRESS: 1710 S ST MARYS ST
LEGAL DESCRIPTION: NCB 3097 BLK 2 LOT W 110 OF 10
ZONING: C-3NA, H
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Frederick B Pulling
OWNER: Frederick B Pulling
TYPE OF WORK: Front door replacement; window, decking, and landscape modifications
APPLICATION RECEIVED: June 16, 2024
60-DAY REVIEW: August 15, 2024

REQUEST:

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

1. Replace the historic front door with a new contemporary-style door.
2. Replace the existing front porch decking.
3. Replace the existing natural turf in the front yard with white rock.
4. Modify the front-facing window panes to feature a mirrored finish.

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.

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

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

FINDINGS:

- a. The primary structure located at 1710 S St Mary's St is a one-story, single-family Folk Victorian structure constructed c. 1912 and first appears on the 1912 Sanborn Map. The property features a front-facing gable, a standing seam metal roof, bay windows, and a wraparound porch. This property is an individual landmark.
- b. VIOLATION – On April 2, 2024, staff received a 311 report of work without a Certificate of Appropriateness. The next day, staff issued a Stop Work Order and notified the property owner that their request will require review by the Compliance and Technical Advisory Board (CTAB).
- c. FRONT DOOR REPLACEMENT – The applicant is requesting approval to replace the historic front door with a new contemporary-style door. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.i. states to 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. Staff finds the proposed door replacement does not conform to Guidelines.
- d. FRONT PORCH DECKING REPLACEMENT – The applicant is requesting approval to replace the existing 2x6" porch decking. The installed decking features an approximately 2x6" profile and the applicant has not provided staff a material description for the decking. Exterior Maintenance and Alterations 7.B.iii. states to 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. Porch decking should be made of wood and feature a 1x3" tongue-and-groove profile with a pitch to allow water runoff toward the front yard. Additionally, decking should be installed perpendicular to the adjacent wall plane. Staff finds the proposed porch decking does not conform to Guidelines.
- e. LANDSCAPE MODIFICATIONS – The applicant is requesting a Certificate of Appropriateness for approval to replace the existing yard with white rock. Based on photo evidence, the existing sidewalk is intact and has been covered by the white rock. Historic Design Guidelines for Site Elements 3.B.ii. states new pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement of plantings. If used, small planting should be incorporated into the design. Site Elements 3.B.iii. states to not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design. Staff finds the proposed replacement of the existing yard with white rock does not conform to Guidelines.
- f. WINDOW MODIFICATIONS – The applicant is requesting approval to modify the front-facing windows to feature a mirrored finish. The applicant has not indicated whether the modifications resulted from film installation or pane replacement. Exterior Maintenance and Alterations 6.A.iii. states to preserve historic windows and, when glass is broken, the color and clarity of replacement glass should match the original historic glass. Exterior Maintenance and Alterations 6.B.vi. states to 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. Staff finds the proposed window modifications does not conform to Guidelines.

RECOMMENDATION:

Item 1: Staff recommends approval of item 1, based on findings a through c, with the following stipulation:

- i. That the applicant replace the existing front door with an architecturally appropriate front door replacement. The applicant must provide staff with either a photo or a product description of the replacement door prior to the issuance of a Certificate of Appropriateness.

Item 2: Staff recommends approval of item 2, based on findings a and d, with the following stipulation:

- i. That the applicant install porch decking made of wood that features a 1x3” tongue-and-groove profile with a pitch to allow water runoff towards the front yard. Decking must be installed perpendicular to the adjacent wall plane.

Item 3: Staff recommends approval of item 3, based on findings a and e, with the following stipulations:

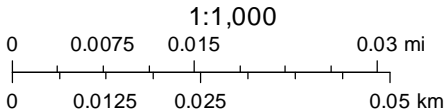
- i. That the applicant install plantings within the yard and submit to staff a landscape site plan reflecting a minimum of 50% green coverage.
- ii. That the applicant remove the rocks over the existing front walkways.

Item 4: Staff does not recommend approval of item 4, based on findings a and f. Staff recommends the applicant remove the existing mirror film, or if the window pane has been replaced, install a clear window pane.

City of San Antonio One Stop



July 11, 2024



Jul 5, 2024 at 8:39:19 AM
1713–1749 S St Mary's St
San Antonio TX 78210
United States



Jul 5, 2024 at 8:38:59 AM
1689-1711 S St Mary's St
San Antonio TX 78210
United States





Jul 5, 2024 at 8:38:44 AM
1700 S St Mary's St
San Antonio TX 78210
United States











Jul 5, 2024 at 8:39:07 AM
1689-1711 S. St. Mary's St.
San Antonio TX 78210
United States