

HISTORIC AND DESIGN REVIEW COMMISSION
Compliance and Technical Advisory Board

March 21, 2025

HDRC CASE NO: 2024-354
ADDRESS: 310 E HARDING BLVD
LEGAL DESCRIPTION: NCB 11178 BLK LOT N, 182 FT OF W 81 FT OF 119
ZONING: C-3NA, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: RENE LAFUENTE/RL DESIGNS
OWNER: RICARDO RENTERIA/SCHNEIDER ROY ALLEN
TYPE OF WORK: Exterior Alterations & Fenestration Changes
APPLICATION RECEIVED: February 13, 2025
60-DAY REVIEW: April 14, 2025
CASE MANAGER: Caitlin Brown

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Replace the existing windows with a vinyl window product.
2. Install a fiber cement siding product over the historic 117 wood siding.
3. Replace the existing 117 historic wood skirting with stucco.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

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 structure located at 310 E Harding Blvd. is a one-story, single-family home built circa 1935 constructed in the Craftsman style with minor Tudor detailing. The structure features a double front-gable roof, a since-enclosed asymmetrical front porch and a rear accessory. The property is contributing to the Mission Historic District.
- b. **WINDOW REPLACEMENT** – The applicant is requesting to replace seventeen (17) historic wooden windows and one (1) non-historic window with a vinyl window product. Staff visited the property on 9/17/24 to assess the condition of the existing windows. Staff observed that most of the historic wood windows were suitable for repair while two (2) require replacement. Guidelines for Exterior Maintenance and Alterations 6.A.iii states that historic windows should be preserved. Additionally, Guideline 6.B.iv states that new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff does not find wholesale replacement of the windows appropriate nor those requiring replacement to be replaced with the requested window product.
- c. **SIDING INSTALLATION** – The applicant is requesting to install Hardie Board siding over the existing historic 117 wooden siding. Guideline 2.B.ii states that modern materials that can accelerate and hide deterioration of historic materials should not be introduced. Hardie Board and other cementitious materials are not recommended. Additionally, Guideline 2.B.iii states that wood elements should be replaced in-kind and matching in profile, dimensions, material, and finish, when beyond

repair. Staff observed the siding to be in repairable condition and does not find installation of fiber cement siding atop the historic 117 appropriate.

- d. **SKIRTING REPLACEMENT** – The applicant is requesting to install stucco skirting. During the site visit, Staff observed that much of the skirting had been removed at some point. Guideline 8.B.i. states that replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact. Staff does not find the installation of stucco skirting appropriate.

RECOMMENDATION:

1. Staff does not recommend wholesale replacement of the historic wood windows. Staff finds the applicant should repair fifteen (15) of the existing historic wood windows with in-kind materials that match existing in profile, dimensions, material, and finish based on findings a and b.

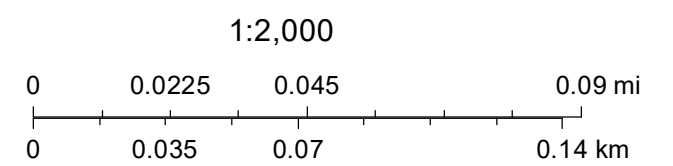
Staff recommends replacement of two (2) of the historic wood windows and replacement of the one (1) non-historic window with the following stipulation based on findings a and b.

- a. That the applicant installs a fully wood or clad wood window that meets staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - b. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25".
 - c. Applicant to submit updated specifications to Staff for review prior to the issuance of a COA based on findings a and b.
2. Staff does not recommend the installation of fiber cement siding atop the historic 117 siding. Staff finds the applicant should repair and replace the existing siding with in-kind material that matches existing in terms of profile, dimensions, material, and finish based on findings a and c.
 3. Staff does not recommend the installation of stucco skirting. Staff finds the applicant should install a siding material that matches the existing siding in terms of profile, dimensions, material, and finish based on findings a and d.

City of San Antonio One Stop



March 13, 2025







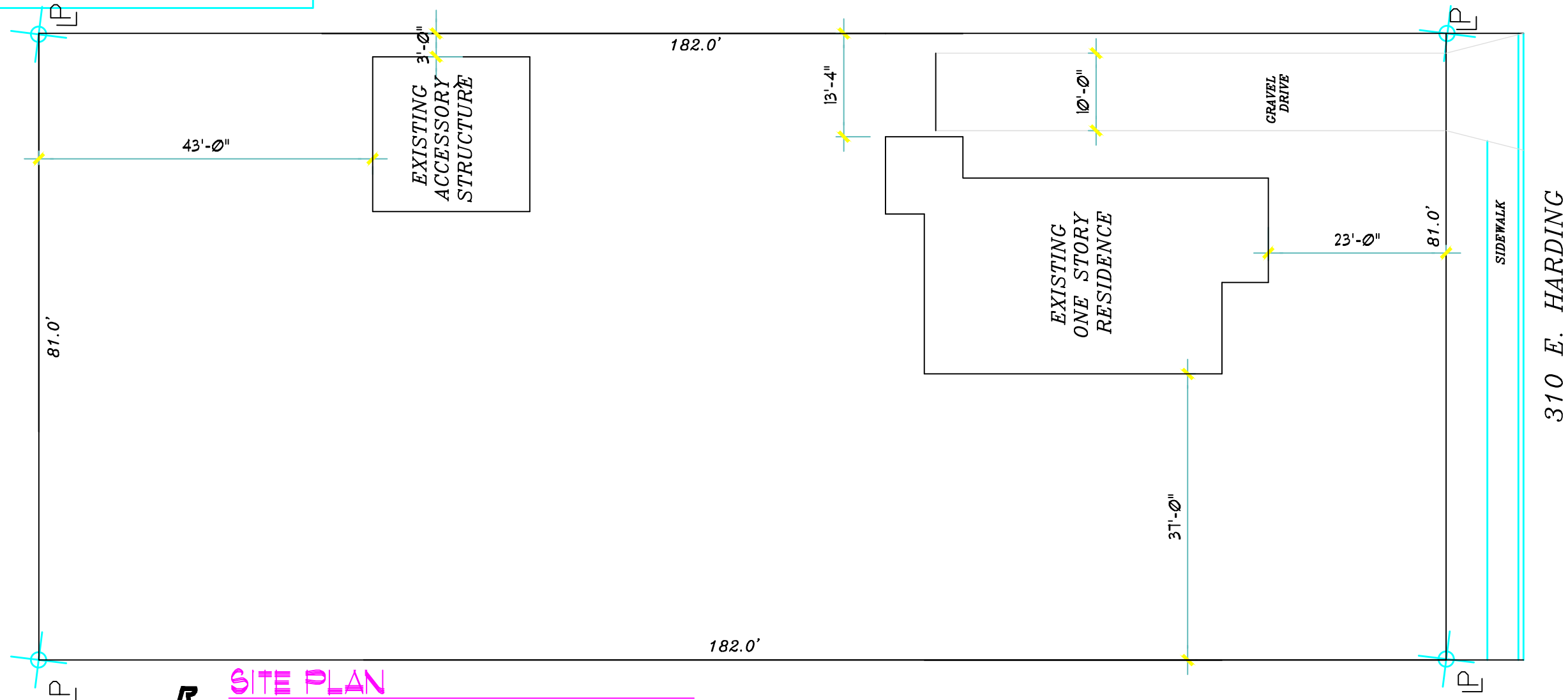




1. PRIOR TO BEGINNING ANY WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL FIELD CONDITIONS, EXISTING AND NEW AFFECTING SITE WORK TO BE DONE, INCLUDING, BUT NOT LIMITED TO EXACT LOCATION OF ALL CONSTRUCTION, ALL SETBACKS, EASEMENTS, RESTRICTIONS OR REQUIREMENTS, LOCATION, SIZE AND DEPTH OF ALL UTILITIES, EXISTING TREES, EXISTING AND FINISHING GRADES, FINISH FLOOR ELEVATIONS AND SLAB DROPS, WALKS, DRIVES, EDGING, TRIM, CURBS, ALL FENCES AND WALLS AND ANY MISCELLANEOUS CONDITIONS RELEVANT TO THE WORK TO BE DONE. OWNER WILL BE NOTIFIED IMMEDIATELY REGARDING CHANGES OR DISCREPANCIES FOR SPECIFIC INSTRUCTIONS TO CONTRACTOR.
2. GRADE CONTOURS OF ELEVATIONS SHOWN ARE TAKEN FROM AVAILABLE DATA, ARE POTENTIALLY SCHEMATIC ONLY, AND MUST BE VERIFIED AND CHECKED OUT TOTALLY ON THE JOB (NECESSARY ADJUSTMENTS SHALL BE MADE PRIOR TO SETTING FORMS). THIS IS CRITICAL AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE AND COMPLETE JOB BASED UPON THESE CONDITIONS.
3. CONTRACTOR SHALL DO A PRELIMINARY LAYOUT OF BUILDING PLACEMENT PRIOR TO STAKING, AND TRENCHING OF FORMWORK FOR THE FOUNDATION. CONTRACTOR SHALL COORDINATE AND VERIFY EXACT HOUSE LOCATION WITH OWNER.
4. CONTRACTOR SHALL COORDINATE ALL EXTERIOR LIGHTING, CIRCUITS, SWITCHES, AND CONDUITS AS REQUIRED TO SERVICE ALL EXTERIOR LIGHTS (CONFIRM WATTAGE AND NUMBER OF CIRCUITS REQUIRED AND LOCATION OF SWITCHES).
5. CONTRACTOR MUST PROVIDE POSITIVE DRAINAGE AWAY FROM CONSTRUCTION AT ALL TIMES.
6. SIZES AND WIDTHS OF DRIVEWAY AND SPECIFIC MATERIALS MUST BE REVIEWED WITH OWNER DURING BID STAGE.
7. VERIFY AVAILABLE UTILITY CONNECTIONS AND BID UNDERGROUND ELECTRICAL SERVICE. VERIFY WATER, SEWER, GAS, AND ELECTRICAL SERVICE DETAILS WITH OWNER (INCLUDING WATER METER SIZE).
8. TAG ALL TREES TO REMAIN (WITH OWNER'S APPROVAL) AND PROTECT DURING CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY ALL CONDITIONS DEALING WITH IRRIGATION SYSTEM. PROVIDE PVC SLEEVES UNDER DRIVES UNLESS INSTALLED BEFORE DRIVES POURED. COORDINATE WITH OWNER.
10. CONTRACTOR SHALL PERFORM WORK FROM EXISTING CARPORT SLAB AS LONG AS POSSIBLE TO PROTECT EXISTING TREE.

LOT N 182 OF W 81 FT OF 119

PLAT: VOL – PG –



SITE PLAN

SCALE: 1/16" = 1'-0"

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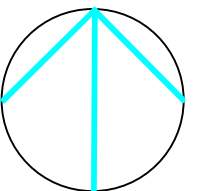


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San Antonio,
Texas 78224
210-389-9323

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R E V I S I O N S

310 E. HARDING
SAN ANTONIO
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S H E E T

S-1

OF 6

SITE PLAN

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Protect and transform your home with our best-selling product line from the #1 brand of fiber cement siding in North America*, available in stunning finishes to suit every style.

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Hardie® Plank

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture



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Primed for Paint offers unlimited color opportunities for your home's exterior. Primed and ready for field painting, it's a durable, high-performance canvas for your vision.

Why Choose Hardie® Plank?

Hardie® siding does more than transform your home's look—it helps protect your home for decades to come.



Superior durability

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SKU# 110083

Window White 3/0X4/0 400 Series Vinyl 6/6 Single Hung Low E No Screen

\$161.65/EA

QTY:

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SKU# 5465

Oakridge Brownwood Roofing Shingles (32.8 sq ft per Bundle)

UPC Code: O30BP

\$34.50/BDL-1

QTY:

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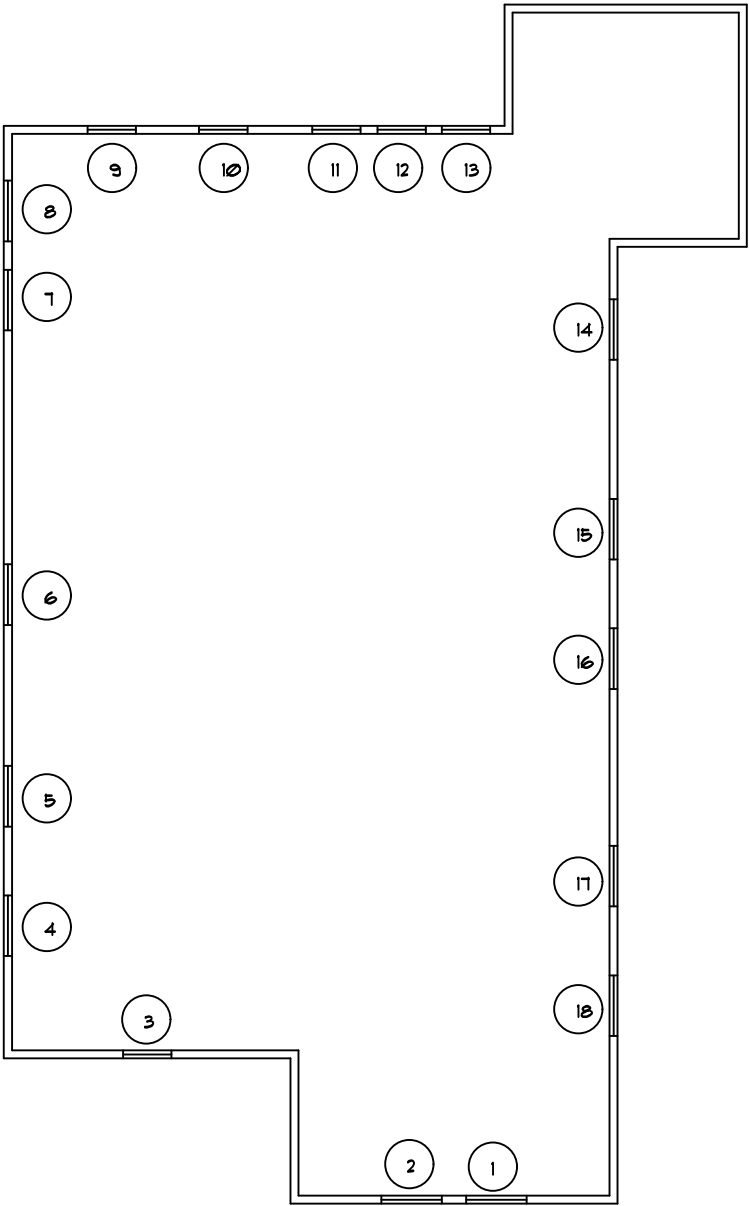
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Disclaimer:

GENERAL PLAN NOTES:

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND GRADES PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT/DESIGNER OF ANY DISCREPANCIES.
- 2. ALL EXTERIOR WALLS TO BE 2X4 CONSTRUCTION AT 16" O.C. ALL INTERIOR WALLS TO BE 2X4 AT 16" O.C. UNLESS OTHERWISE NOTED. REFER TO SHEET A-5 FOR TYPICAL WALL SECTION. ALL PLUMBING WALLS TO BE 2X6.
- 3. ALL EXTERIOR SOFFITS, TRIM, BOARD AND BATTEN, BEAMS TO BE PAINTED WITH 2 COATS OF PAINT,BY ICI. BID ALTERNATE # 1 SHALL BE SEMI-TRANSPARENT STAIN BY CABOT STAINS.
- 4. PROVIDE R-13 BATT INSULATION IN ALL EXTERIOR WALLS AND BETWEEN FLOORS, PROVIDE R-38 BATT INSULATION IN ALL CEILINGS.
- 5. SEAL ALL EXPOSED CONCRETE WITH 2 COATS CLEAR ACRYLIC, 400-600 SQ. FT. PER GALLON
- 6. ALL INTERIOR GYP.BD.CEILINGS TO BE 5/8" AS SPEC. ALL WALLS TO BE 1/2" GYP. BD., TAPE, FLOAT, TEXTURE, AND PIAINT UNLESS NOTED OTHERWISE, BASE BID SHERWIN WILLIAMS PAINT
- 7. CONTRACTOR TO PROVIDE WATERPROOF CEMENTITOUS BACKER BOARD AT ALL WET AREAS.
- 8. ALL TILE SHALL BE IN FULL MUD SET.
- 9. CONTRACTOR SHALL PROVIDE SHOPS DRAWINGS TO DESIGNER FOR ALL CABINETS PRIOR TO FABRICATION FOR APPROVAL. ALL MILLWORK SHALL BE STAIN GRADE UNLESS NOTED OTHERWISE. VERIFY SPECIES OF WOOD FOR APPROVAL BY OWNER PRIOR TO CONSTRUCION. ALL DRAWERS SHALL HAVE FULL EXTENSION GLIDES (BASE BID ACCURIDE WITH BALL BEARINGS), AND ALL DOORS SHALL HAVE CONCEALED, THROW-OUT HINGES. ALL SHELIVING SHALL HAVE HARDWOOD NOSING AND NO PARTICLE BOARD OR MELAMINE WILL BE ACCEPTED. PROVIDE SAMPLES AND MOCK -UPS FOR APPROVAL BY OWNER AND DESIGNER. BASE CABINETS SHALL BE 24" DEEP AND UPPER CABINETS SHALL BE 12" DEEP UNLESS NOTED OTHERWISE
- 10. ALL CONSTRUCTION SHALL CONFORM TO ALL BUILDING CODES AND REGULATIONS, CITY ORDINANCES AND OSHA SAFETY STANDARDS



NOTE:
ALL WINDOWS ARE OPERABLE.



FLOOR/WINDOW PLAN

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

SQUARE FOOTAGE

A/C AREA: 1253 SQ.FT.
PORCHES: 61 SQ.FT.
TOTAL: 1,320 SQ. FT.

AUG. 16, 2024



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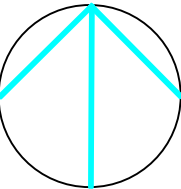
12725
APPLEWHITE RD

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REVISIONS

NEW
RESIDENCE
FOR:
MR.
RENTERIA

310 E. HARDING
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SHEET

A-1

OF 6

FLOOR PLAN



#9



#10



#13

#12

#11



#14



#15

#16





#17

#18





#16



#17



#18