

# HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2023

**HDRC CASE NO:** 2023-138  
**ADDRESS:** 1115 S ST MARYS ST  
**LEGAL DESCRIPTION:** NCB 2963 BLK 11 LOT S 95 FT OF A19  
**ZONING:** C-2, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** MICHAEL PEREZ/MP2 URBAN DEVELOPMENT  
**OWNER:** ROBERTO MEDRANO/MEDRANO BUSINESS INVESTMENTS INC  
**TYPE OF WORK:** Conceptual approval of two-story addition  
**APPLICATION RECEIVED:** March 31, 2023  
**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 construct a two-story rear addition.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

- ii. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

#### Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **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:** 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:** 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:** Wood 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:** Wood 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 1115 S St Mary's is a two-story Craftsman style residence built c 1912 that operates as a commercial property. The property is clad in wood siding with decorative fascia boards and knee braces in the gables. Windows appear as one-over-one, two-over-two, or four-over-four, with some one-over-one wood window screens still present. The cross-gabled roof is clad in composition shingle and has a brick chimney near the center. The property contributed to the King William Historic District.
- b. REAR ADDITION: The applicant requests approval to construct a two-story rear addition with a composition shingle roof. Staff finds the proposed addition generally appropriate, but that the applicant should submit updated construction drawings for staff review that include an updated drawing of the proposed north elevation with a single width of siding on the first floor to match other proposed elevations and that accurately reflect existing window lite configurations on the historic core and historic addition.
- c. SKIRTING: The applicant proposes Hardie panel wood skirting with wood grain on the proposed addition. Historic Design Guidelines for Additions 3.B.i says do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure. Staff finds this inappropriate and recommends installing lapped Hardie, smooth side facing out, with no more than a 6" reveal.
- d. TRIM: The applicant proposes to use 1"x6" Hardie wood grain trim on the proposed addition. Historic Design Guidelines for Additions 3.B.i says do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure. Staff finds this inappropriate and recommends installing the 1"x6" Hardie with the smooth side facing out.
- e. WINDOWS (NEW SASH): The applicant proposes one-over-one wood windows for the addition. Per Standard Specifications for Windows in Additions and New Construction, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows on the historic structure appear as one-over-one, two-over-two, and four-over-four operable wood windows. The two-over-two windows appear to be the result of reglazing four-over-four windows without returning them to their previous configuration. While the material and overall dimensions of the proposed windows conform to guidelines, staff finds that any existing windows removed as part of the proposed addition should be retained and incorporated into the addition, and that any new wood windows should appear as four-over-four windows.
- f. WINDOWS (AWNING): The applicant requests to include a wood awning window on the first floor, south elevation, of the addition. Staff finds the awning window on the propose addition appropriate.
- g. WINDOWS (REPLACEMENT): The applicant requests to replace two two-over-two windows on the south elevation, second story, with one one-over-one wood window and one wood awning window. Per Standard Specifications for Windows in Additions and New Construction, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Staff finds replacement of the westernmost window generally appropriate, but that the new window should match the existing two-over-two configuration. Staff does not find the awning window appropriate and recommends retention and repair of the existing wood window or in-kind replacement with a product in the same material, dimensions, and lite pattern.

## **RECOMMENDATION:**

Staff recommends approval of the two-story rear addition, based on findings b through g, with the following stipulations:

- i. That the applicant submits updated construction drawings that show a single siding width on the north elevation to match the rest of the proposed elevations and to include existing window light configurations.
- ii. That the applicant proposes lapped Hardie siding, smooth side out, with no more than a 6" reveal for the skirting.
- iii. That the applicant proposes 1"x6" Hardie trim with the smooth side facing out.
- iv. That any existing wood windows removed as part of the addition be retained and incorporated into the addition.
- v. That any new wood windows on the addition feature a four-over-four lite pattern.
- vi. That the two existing wood windows on the south elevation, second story, be replaced in kind with wood two-over-two windows or retained and repaired.

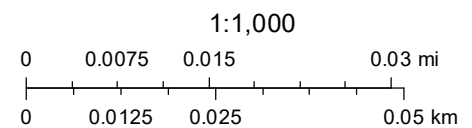


# City of San Antonio One Stop



April 12, 2023

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels



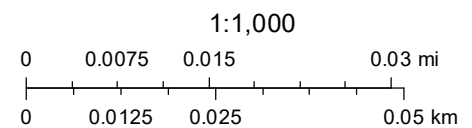


# City of San Antonio One Stop



April 12, 2023

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels







North Wall (From a northeast angle)





North Wall (From northwest angle)





South Wall (From a southwest angle)





South Wall (From a southeast angle)





West Wall





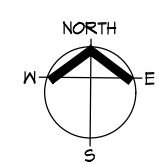
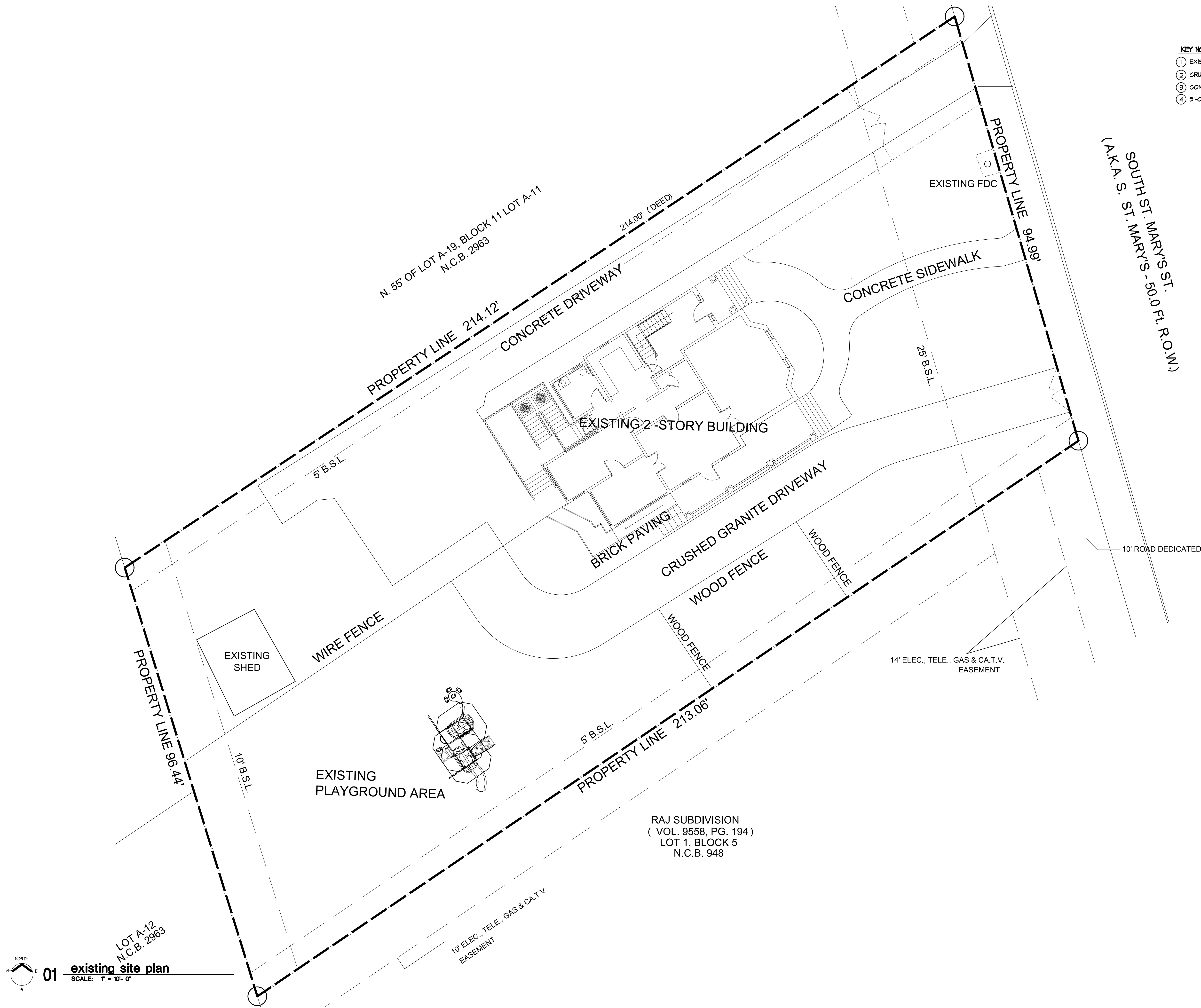
East Wall (From a northeast angle)





East Wall (From a southeast angle)





01

existing site plan  
SCALE: 1" = 10'-0"

KEY NOTES

- EXISTING CONCRETE SIDEWALK TO REMAIN.
- CRUSH GRANITE DRIVEWAY
- CONCRETE ENTRY APRON.
- 5'-0" WIDE CONCRETE SIDEWALK - 3000 PSI CONC



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02.13.2023

## Mustard Seed Academy Addition

1115 S. Saint Mary's St.  
San Antonio, TX 78210

design set

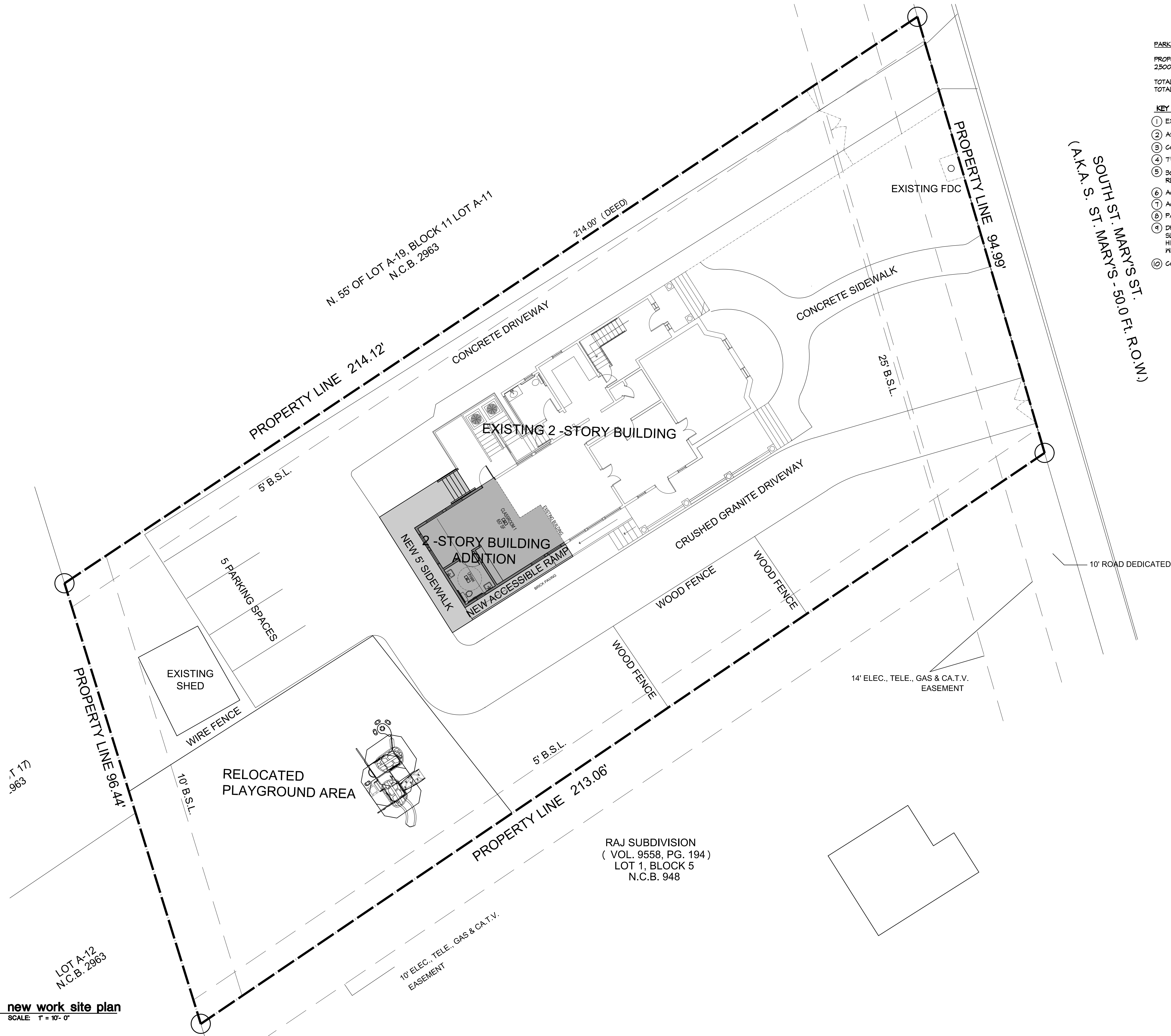
REVISIONS: DATE

PROJECT No: 2023.004  
DATE: 02.13.2023  
SHEET: of

existing site  
plan

# A1.1





PARKING REQUIREMENT CALCULATIONS:  
PROPOSED BUILDING = 2500 S.F.  
2500/250 SF PARKING SPACES MIN. = 10 SPACES MIN.  
TOTAL SITE PARKING REQUIRED = 10 SPACES  
TOTAL SITE PARKING PROVIDED = 10 SPACES

- KEY NOTES
- EXISTING CONCRETE SIDEWALK TO REMAIN.
  - ASPHALT PAVED PARKING LOT
  - CONCRETE ENTRY APRON.
  - 1'-0" WIDE CONCRETE SIDEWALK - 3000 PSI CONC
  - 3000 PSI 8" THICK CONCRETE WITH DOUBLE MATT REINFORCING #4 REBAR @ 12" O.C.E.M.
  - ACCESSIBLE PARKING SPACE.
  - ACCESSIBLE PARKING SIGNAGE TO BE WALL MTD.
  - PAINT STRIPE ACCESSIBLE ACCESS AISLE.
  - DUMPSTER ON 12'-0" x 12'-0" 3000 PSI 5" CONCRETE SLAB REINFORCED W/ #8 @ 12" O.C.E.M. AND 6'-0" HIGH DOG EAR CEDAR SIDING ON TREATED 2X4 WITH TREATED 4X4 POSTS AT 5'-0" O.C. MAX
  - CONCRETE SIDEWALK - 3000 PSI CONC



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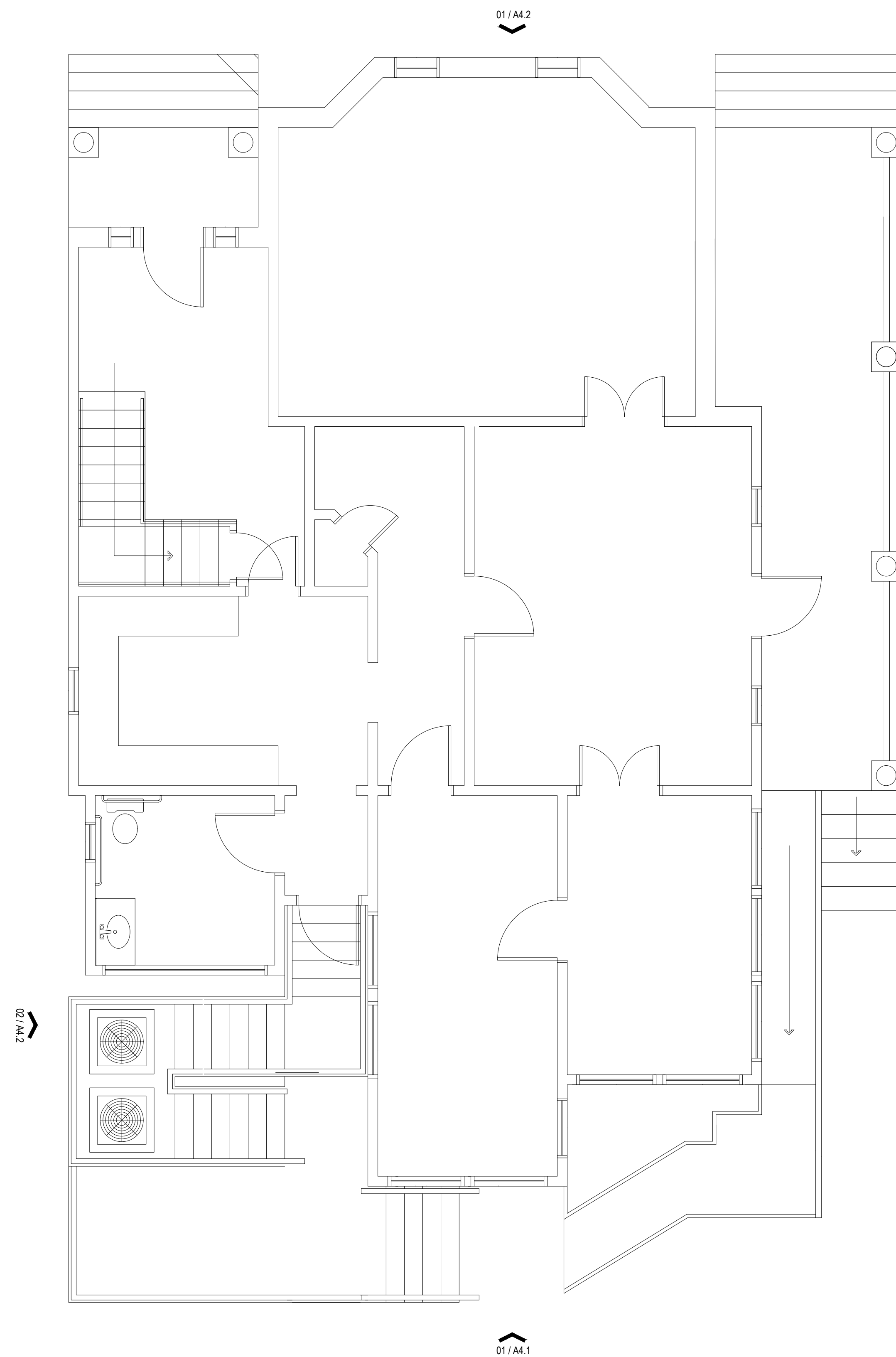
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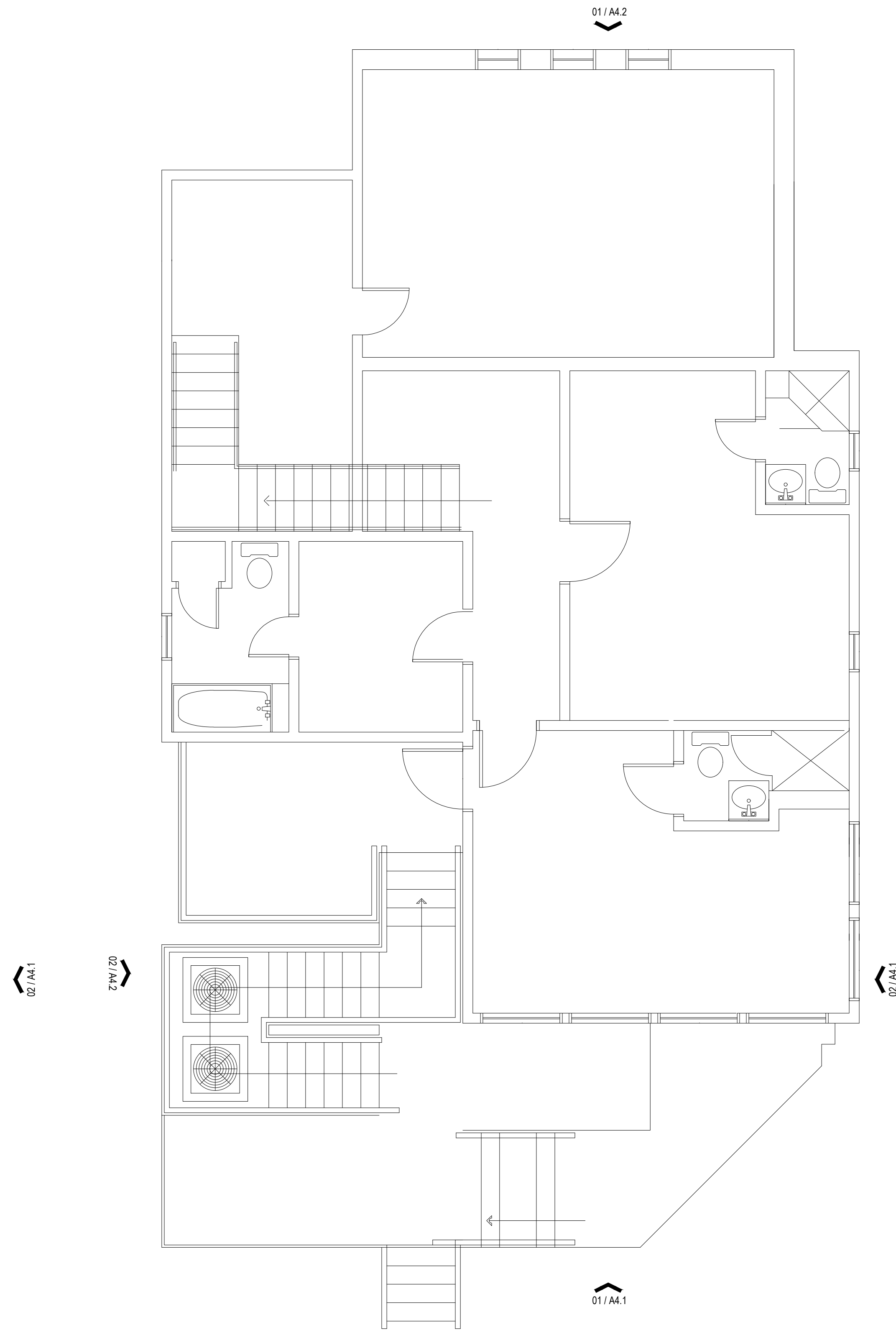
new  
work site plan

A1.2





**01** existing first floor plan  
SCALE: 1/4" = 1'- 0"



**02** existing second floor plan  
SCALE: 1/4" = 1'- 0"

**FLOOR PLAN LEGEND**

EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN

EXISTING INTERIOR WALL CONSTRUCTION TO REMAIN

**FLOOR PLAN KEY NOTES**



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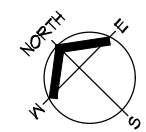
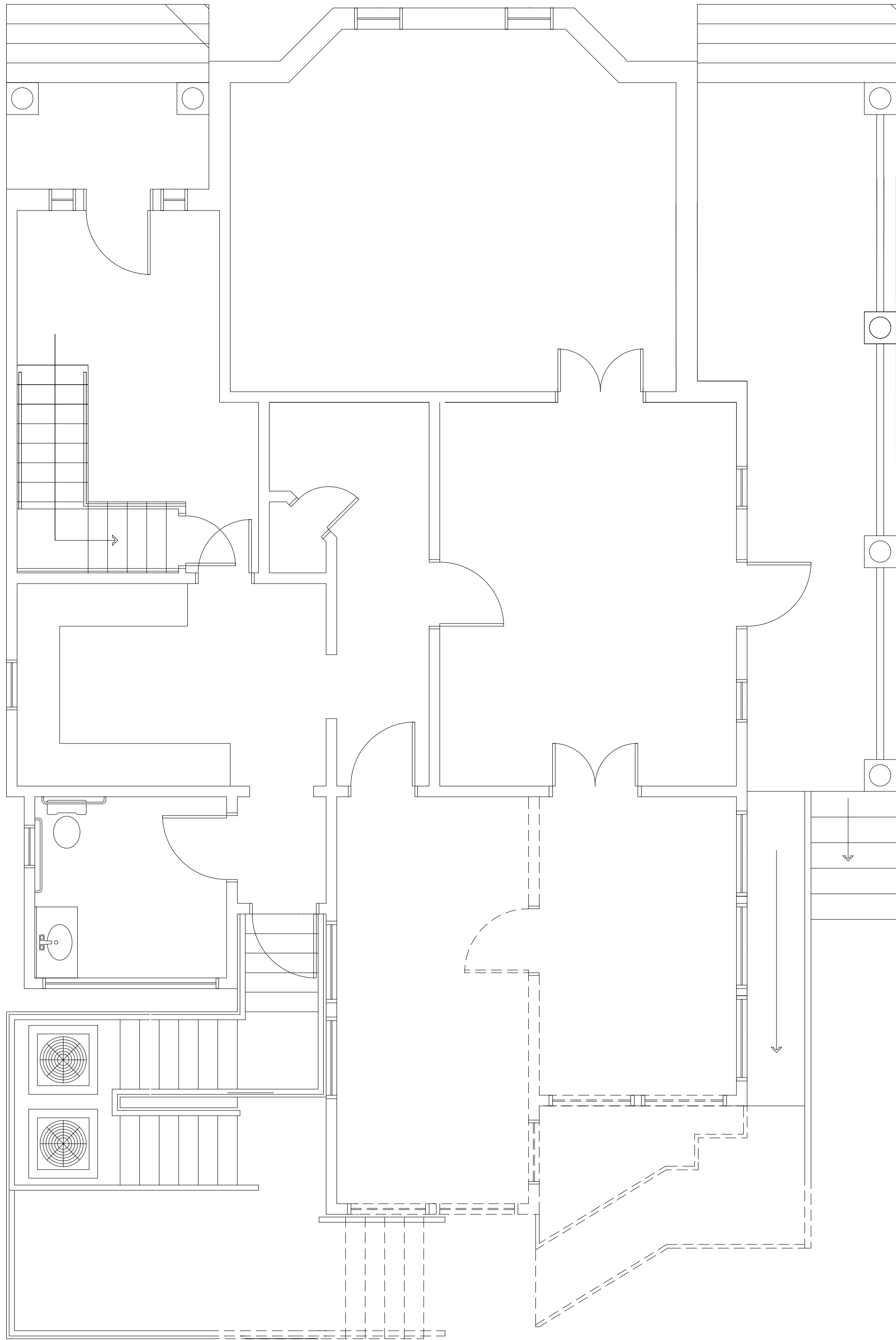
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PROJECT No: 2023.004  
DATE: 02.13.2023  
SHEET: of

existing  
floor plans

**A2.0**

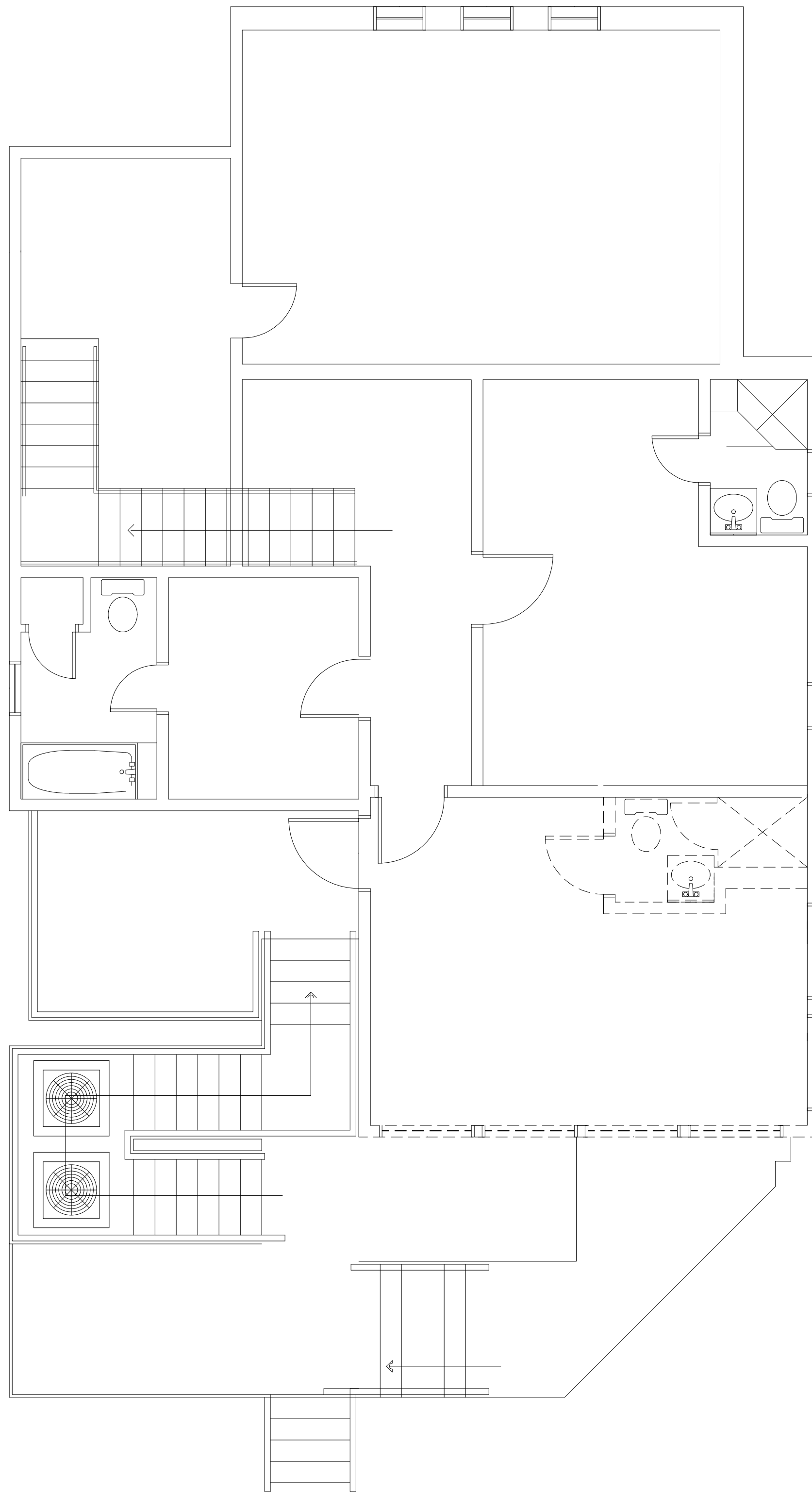




01

demo first floor plan

SCALE: 1/4" = 1'- 0"



02

demo second floor plan

SCALE: 1/4" = 1'- 0"

FLOOR PLAN LEGEND

- EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN
- EXISTING INTERIOR WALL CONSTRUCTION TO REMAIN
- EXISTING INTERIOR WALL CONSTRUCTION TO BE DEMOLISHED

FLOOR PLAN KEY NOTES



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Mustard Seed  
Academy Addition

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design set

REVISIONS:

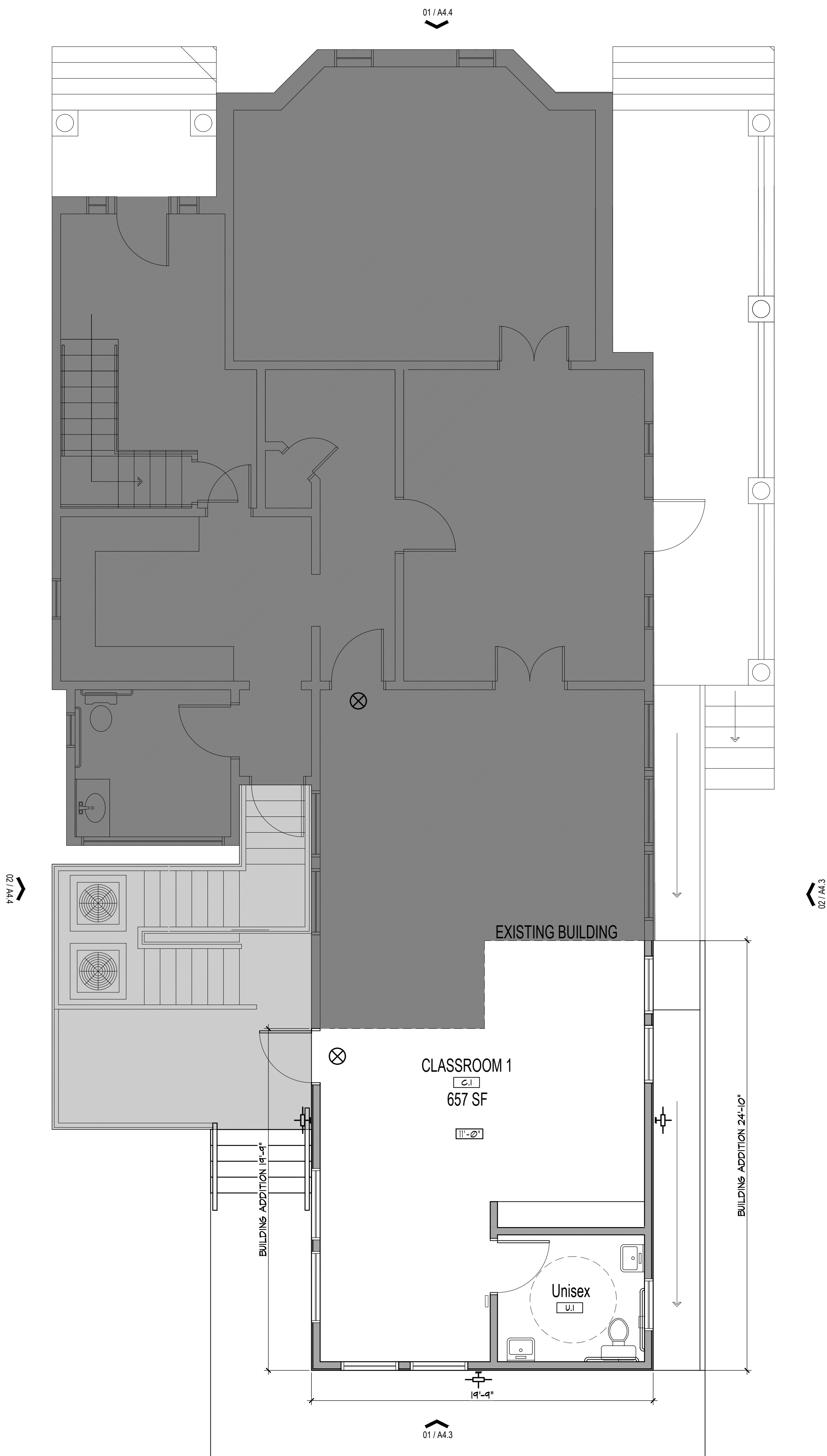
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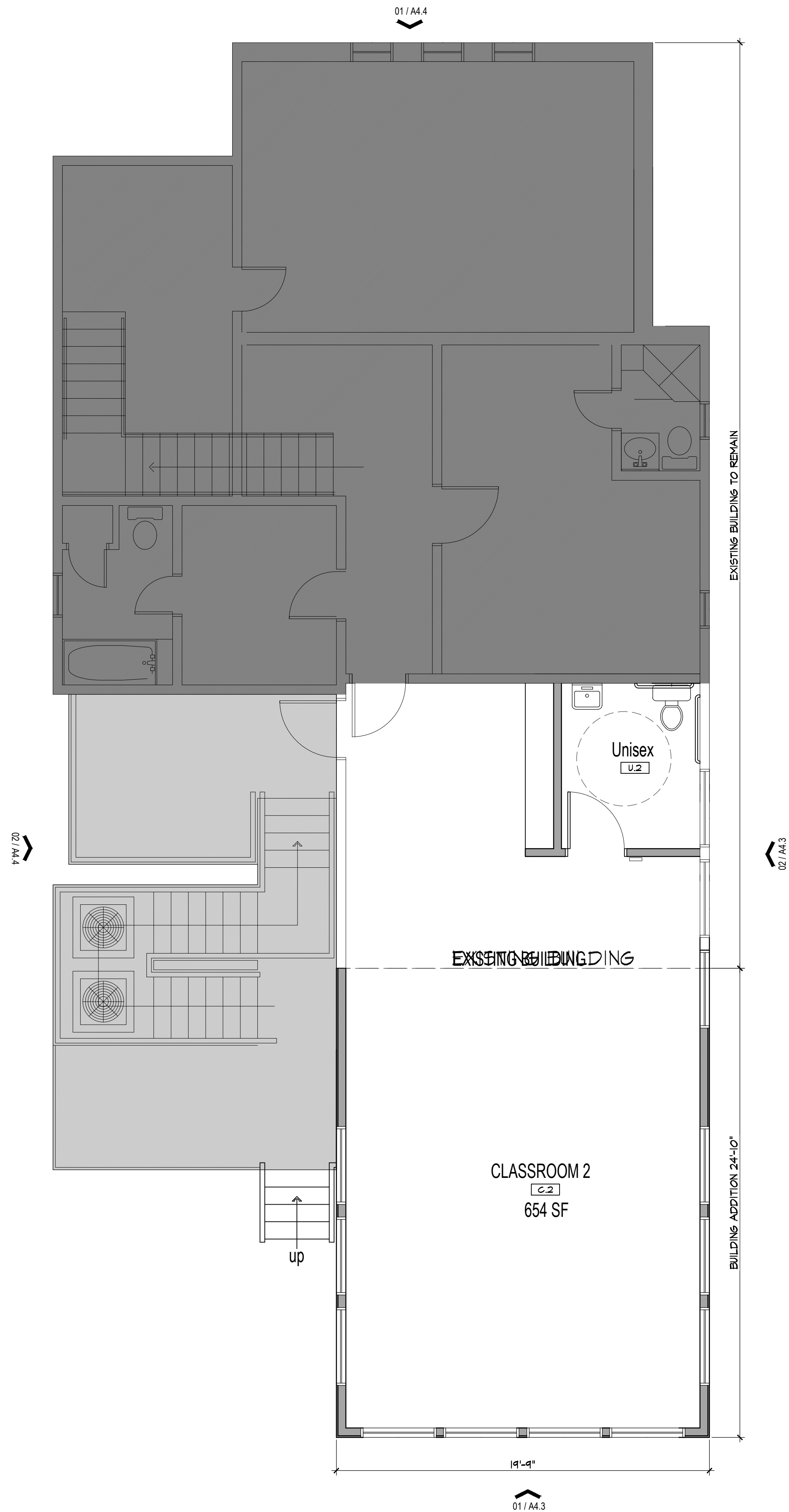
demo  
floor plans

A2.1





**01 new work first floor plan**  
SCALE: 1/4" = 1'- 0"



**02 new work second floor plan**  
SCALE: 1/4" = 1'- 0"

**FLOOR PLAN LEGEND**

- NEW EXTERIOR WALL CONSTRUCTION-  
WOOD SIDING ON 1/2" LB FELT ON 1 1/2" OSB,  
EXTERIOR SHEATHING ON 2X6 WOOD STUDS @ 16" O.C.
- EXISTING EXTERIOR WALL CONSTRUCTION  
TO REMAIN
- NEW INTERIOR WALL CONSTRUCTION-  
3/8" BOTH SIDES ON 2X6 WOOD STUDS @ 16" O.C.
- EXISTING INTERIOR WALL CONSTRUCTION  
TO REMAIN



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## Mustard Seed Academy Addition

1115 S. Saint Mary's St.  
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SHEET: 02 OF 02

new work  
floor plans

# A2.2





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- RCP GENERAL NOTES**
1. ALL FINISH COLORS SHALL BE SELECTED BY ARCHITECT
  2. VERIFY FIXTURE QUANTITIES AND LOCATIONS WITH ELECTRICAL SUBCONTRACTOR
  3. NEW CEILING FINISH INSTALLATIONS TO MATCH ELEVATIONS AT FINISH FLOOR OF CEILINGS THAT WERE DEMOLISHED

- RCP PLAN KEY NOTES**
- ① EXPOSED STRUCTURE
  - ② PAINT FINISH • CANOPY FRAMING

**REFLECTED CEILING PLAN LEGEND**

- ⊠ FINISHED CEILING HEIGHT
- ⊗ EXIT SIGN - BATTERY BACK UP
- ⊕ EXTERIOR WALL MTD. LED PHOTO-CELL CONTROLLED SECURITY LIGHT - 100 WATT EQUIVALENT
- EXTERIOR WALL MTD. LED LIGHT BATTERY BACK UP - 60 WATT EQUIVALENT

NOTE: EVERY SYMBOL MAY NOT BE USED IN THIS PROJECT. REFER TO MECHANICAL/ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

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## Mustard Seed Academy Addition

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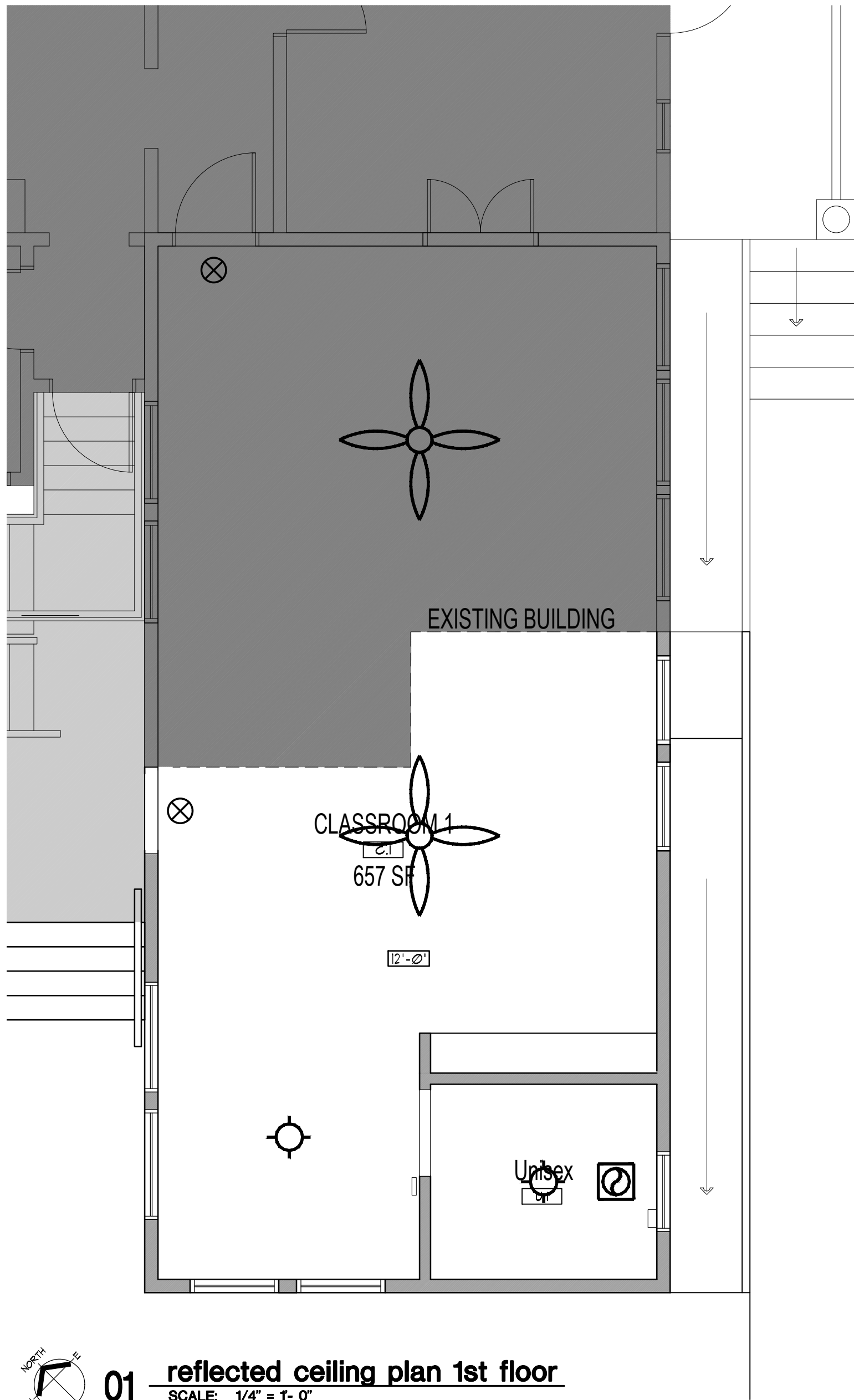
design set

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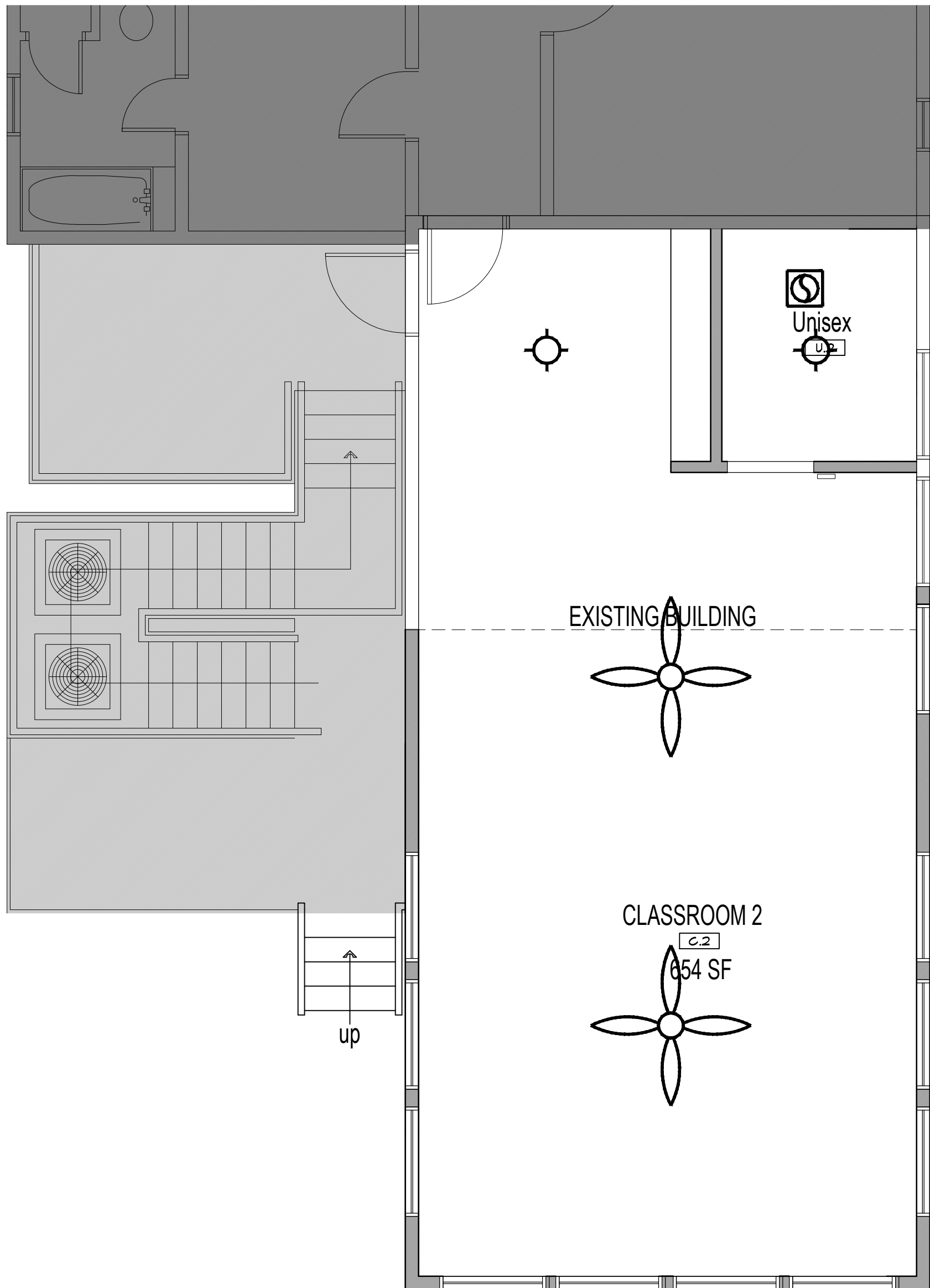
PROJECT No: 2023.004  
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reflected ceiling  
plans

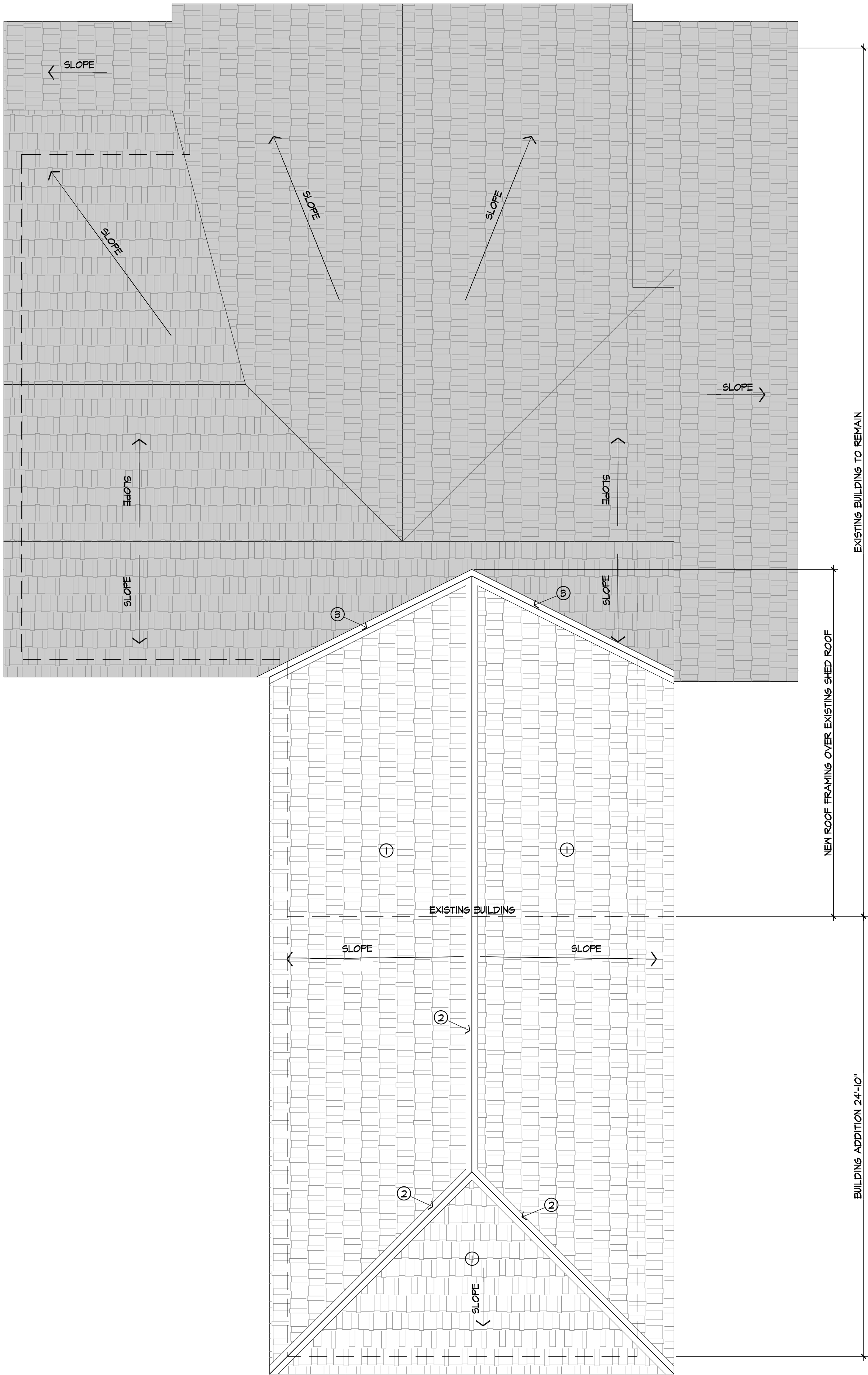
A3.1



01 reflected ceiling plan 1st floor  
SCALE: 1/4" = 1'-0"



02 reflected ceiling plan 2nd floor  
SCALE: 1/4" = 1'-0"



- ROOF PLAN GENERAL NOTES
- 1

ROOF SYSTEM AND SUPPORT TO MEET U.L. 115 WIND UPLIFT DESIGN CRITERIA
- 2

VERIFY MEP ROOF PENETRATIONS- QUANTITIES AND LOCATIONS WITH MEP DRAWINGS
- 3

ALL ROOF CURB/ ROOF JACKS REQUIRED STRUCTURAL COMPONENTS AND FLASHING MATERIALS SHALL BE PER ROOFING MANUFACTURER'S STANDARD MATERIALS REQUIRED FOR A WEATHER TIGHT INSTALLATION
- 4

ALL FLASHING AND COUNTER FLASHING SHALL BE 26 GA. GALV. STEEL
- ROOF PLAN KEY NOTES
- 1

3 TAB FIBERGLASS SHINGLES TO MATCH EXISTING ROOFING COLOR, SIZE & PROFILE
- 2

CONTINUOUS RIDGE
- 3

26 GA VALLEY FLASHING

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Mustard Seed Academy Addition

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design set

REVISIONS:

DATE

PROJECT No: 2023.004

DATE: 02.13.2023

SHEET: of

roof plan





**01** existing exterior elevation  
SCALE: 1/4" = 1'- 0"



**02** existing exterior elevation  
SCALE: 1/4" = 1'- 0"

- ELEVATION KEY NOTES**
- ① 4'-0" X 8'-0" INSULATED GLAZING, WOOD SINGLE HUNG, WINDOW FRAME - PAINT FINISH
  - ② HARDI PANEL, WOOD GRAIN, 1/2" THICK SKIRT BETWEEN WOOD FRAME & CANTS
  - ③ D&B HARDI SIDING TO MATCH EXISTING SIDING, SIZE / PROFILE - PAINT FINISH
  - ④ 3 TAB FIBERGLASS SHINGLES TO MATCH EXISTING ROOFING COLOR, SIZED, PROFILE
  - ⑤ D&B HARDI WOOD GRAIN TRIM - PAINT FINISH
  - ⑥ 2'-0" X 3'-0" INSULATED GLAZING IN WOOD PROJECT OUT WINDOW FRAME - PAINT FINISH
  - ⑦ D&B HARDI WOOD GRAIN TRIM - PAINT FINISH

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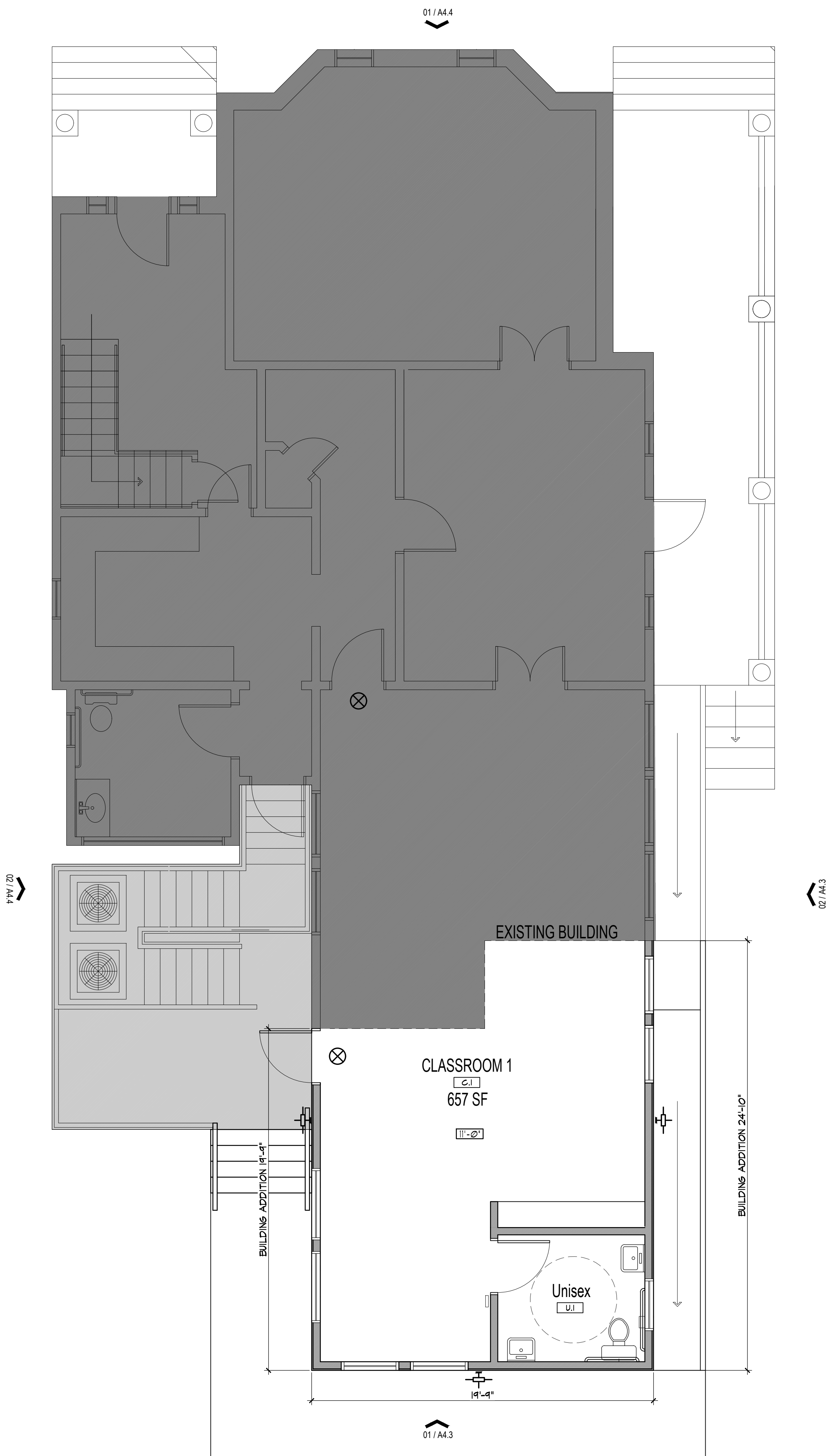
design set

REVISIONS: DATE

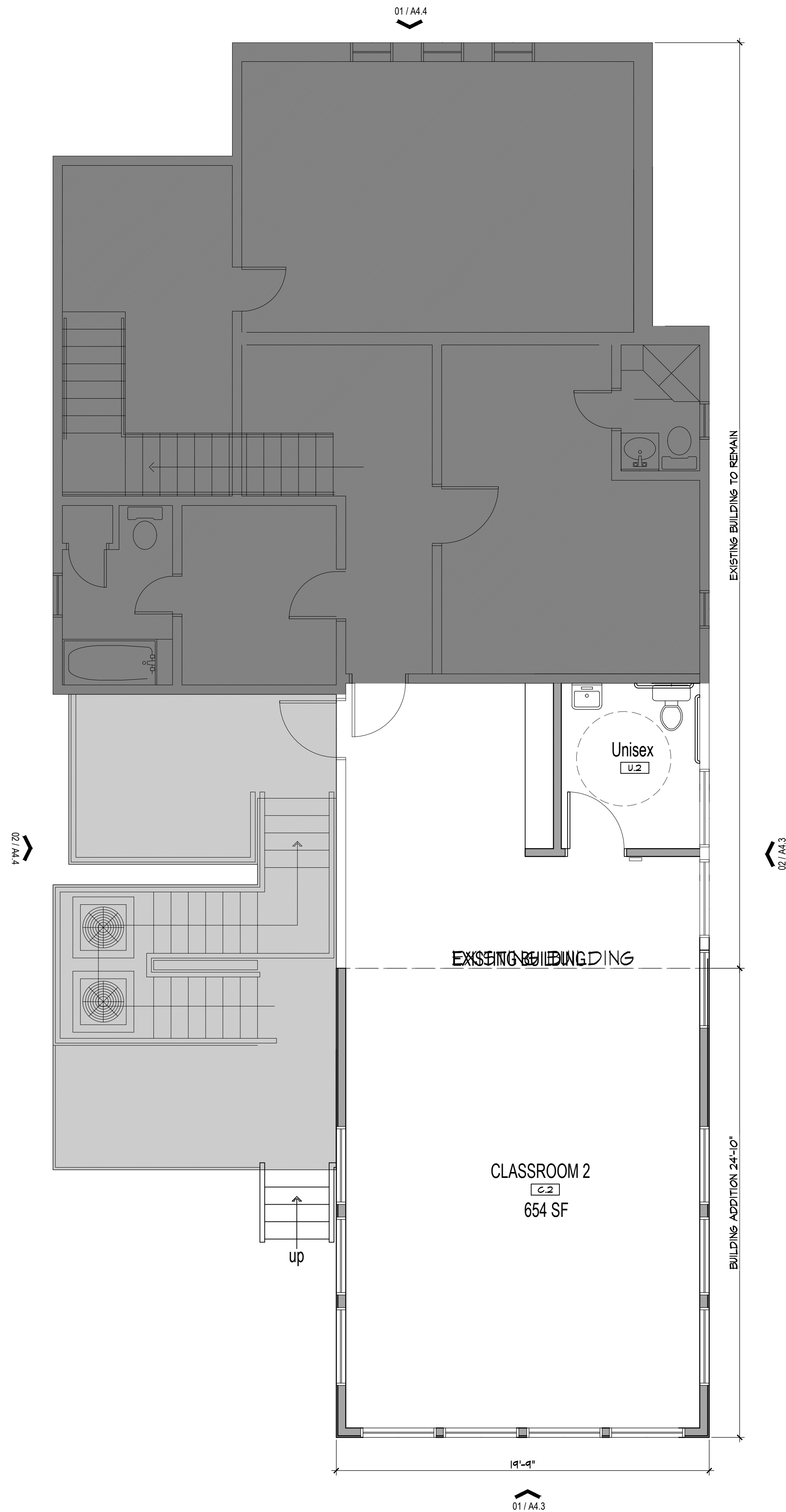
PROJECT No: 2023.004  
DATE: 02.13.2023  
SHEET: of

existing  
exterior elevations

A4.1



**01 new work first floor plan**  
SCALE: 1/4" = 1'- 0"



**02 new work second floor plan**  
SCALE: 1/4" = 1'- 0"

**FLOOR PLAN LEGEND**

- NEW EXTERIOR WALL CONSTRUCTION-  
WOOD SIDING ON 1/2" LB FELT ON 1 1/2" OSB,  
EXTERIOR SHEATHING ON 2X6 WOOD STUDS @ 16" O.C.
- EXISTING EXTERIOR WALL CONSTRUCTION  
TO REMAIN
- NEW INTERIOR WALL CONSTRUCTION-  
3/8" BOTH SIDES ON 2X6 WOOD STUDS @ 16" O.C.
- EXISTING INTERIOR WALL CONSTRUCTION  
TO REMAIN



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Alvin G. Peters

02.13.2023

## Mustard Seed Academy Addition

1115 S. Saint Mary's St.  
San Antonio, TX 78210

design set

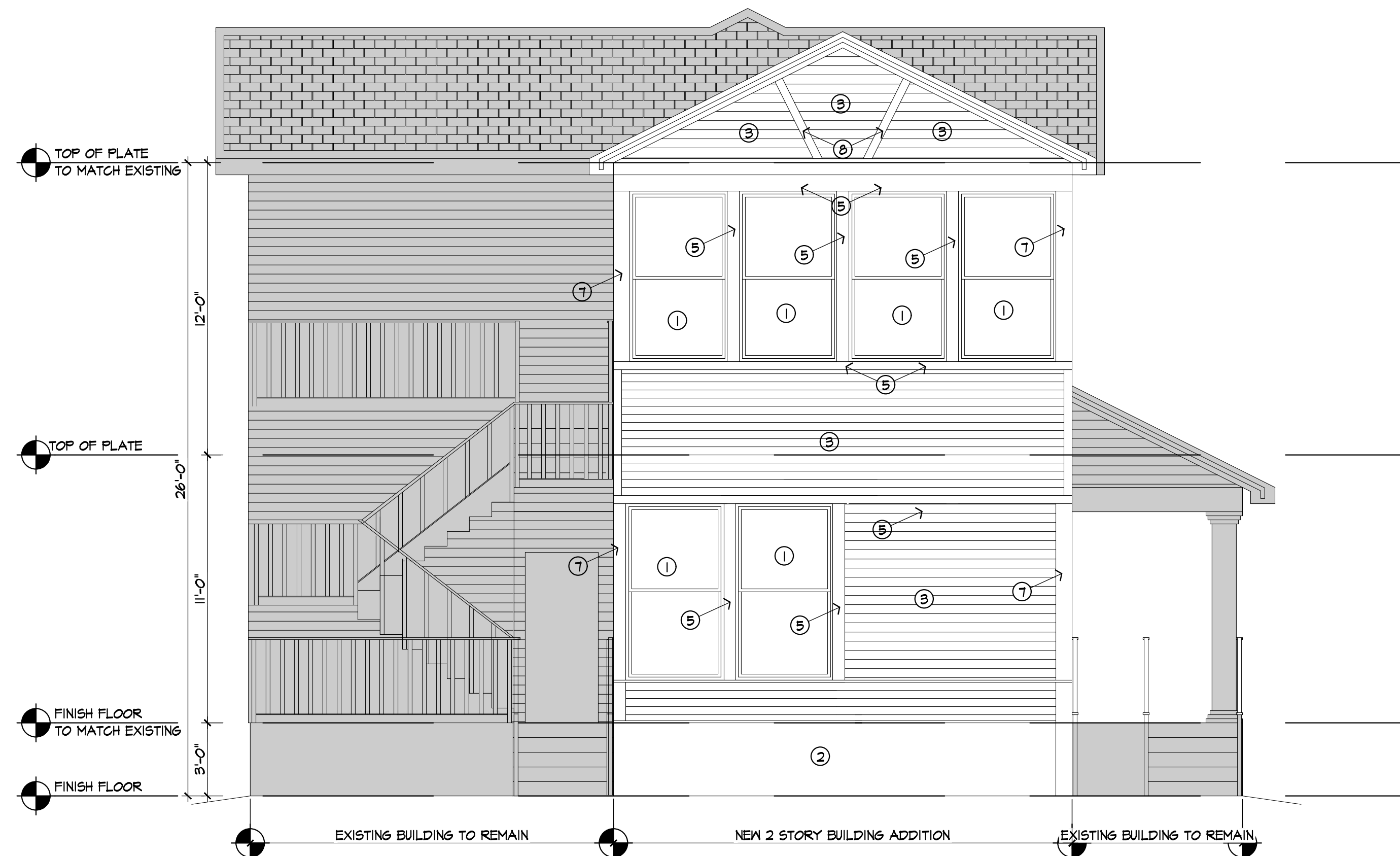
REVISIONS: DATE

PROJECT No: 2023.004  
DATE: 02.13.2023  
SHEET: 02 OF 02

new work  
floor plans

# A2.2





**01** new work exterior elevation  
SCALE: 1/4" = 1'- 0"



**02** new work exterior elevation  
SCALE: 1/4" = 1'- 0"

**ELEVATION KEY NOTES**

1. 4'-0" x 8'-0" INSULATED GLAZING, WOOD SINGLE HUNG, WINDOW FRAME - PAINT FINISH
2. HARDI PANEL, WOOD GRAIN, 1/2" THICK SKIRT BETWEEN WOOD FRAME & EARTH
3. WOOD SIDING TO MATCH EXISTING SIDING, SIZE / PROFILE - PAINT FINISH
4. 3 TAB FIBERGLASS SHINGLES TO MATCH EXISTING ROOFING COLOR, SIZE & PROFILE
5. 1x6 HARDI WOOD GRAIN TRIM - PAINT FINISH
6. 2'-0" x 3'-0" INSULATED GLAZING IN WOOD PROJECT OUT WINDOW FRAME - PAINT FINISH
7. 1x8 HARDI WOOD GRAIN TRIM - PAINT FINISH
8. 1x4 HARDI WOOD GRAIN TRIM - PAINT FINISH



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**Mustard Seed  
Academy Addition**

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SHEET: of

new work  
exterior elevations

**A4.3**



**01 new work exterior elevation**  
SCALE: 1/4" = 1'- 0"



**02 new work exterior elevation**  
SCALE: 1/4" = 1'- 0"

**ELEVATION KEY NOTES**

- ① 4'-0" X 8'-0" INSULATED GLAZING, WOOD SINGLE HUNG, WINDOW FRAME - PAINT FINISH
- ② HARDI PANEL, WOOD GRAIN, 1/2" THICK SKIRT BETWEEN WOOD FRAME & EARTH
- ③ 1X3 WOOD SIDING TO MATCH EXISTING SIDING, SIZE / PROFILE - PAINT FINISH
- ④ 3 TAB FIBERGLASS SHINGLES TO MATCH EXISTING ROOFING COLOR, SIZE & PROFILE
- ⑤ 1X6 HARDI WOOD GRAIN TRIM - PAINT FINISH
- ⑥ 2'-0" X 3'-0" INSULATED GLAZING IN WOOD PROJECT OUT WINDOW FRAME - PAINT FINISH
- ⑦ 1X8 HARDI WOOD GRAIN TRIM - PAINT FINISH
- ⑧ 1X4 HARDI WOOD GRAIN TRIM - PAINT FINISH



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**A4.4**