

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

HDRC CASE NO: 2023-158
ADDRESS: 1115 S ST MARYS ST
LEGAL DESCRIPTION: NCB 2963 BLK 11 LOT S 95 FT OF A19
ZONING: C-2
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: MICHAEL PEREZ
OWNER: ROBERTO MEDRANO/MEDRANO BUSINESS INVESTMENTS INC
TYPE OF WORK: Installation of artificial turf & Historic Tax Certification
APPLICATION RECEIVED: April 21, 2023
60-DAY REVIEW: June 18, 2023
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Install artificial turf in the front, side, and rear yards.
2. Install seven metal planters in the front yard.
3. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- 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%.
- 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.
- 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.
- 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

- Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- 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.
- 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.

- ii. *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.

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

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. ARTIFICIAL TURF: The applicant requests approval to install artificial turf. Historic Design Guidelines for Site Elements 3.B.ii says 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. Staff finds removal of sod in its entirety and replacement with artificial turf does not conform to guidelines and that the applicant should explore other xeriscaping options that include at least 50% greenery, per the policy guide for xeriscaping.
- c. PLANTERS: The applicant proposes to install up to seven metal stock tank-style planters measuring approximately 45"x25". Staff finds these generally appropriate, but they do not contribute to the 50% greenery required by xeriscaping guidelines as noted in finding b.
- d. HISTORIC TAX CERTIFICATION – The applicant is requesting Historic Tax Certification for the property at 1115 S St Mary's. The scope of work used to qualify for the Substantial Rehabilitation Tax Incentive includes foundation repair; roof replacement; plumbing and sewer repair; electrical work; HVAC improvements; window, siding, and trim repair; a rear two-story addition; and painting. The scope of work meets the cost threshold to qualify for the tax incentive; however, existing violations on the property make the property ineligible to receive the tax incentive until the property comes into compliance or the property receives HDRC approval for the existing conditions.

RECOMMENDATION:

Staff does not recommend approval of item 1, installation of artificial turf in the front, side, and rear yards, based on finding b. Staff recommends the applicant propose a landscaping plan that includes at least 50% natural vegetation.

Staff recommends approval of item 2, installation of seven planters, based on finding c.

Staff recommends approval of item 3, Historic Tax Certification, based on finding d, with the following stipulations:

- i. That the applicant brings the landscaping into compliance, based on finding b.






If the HDRC is compelled to approve the artificial turf as presented, the property is eligible for Historic Tax Certification, and the applicant may return to the HDRC for Historic Tax Verification.

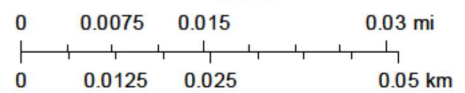
City of San Antonio One Stop



April 12, 2023

1:1,000

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



KEY NOTES

- ① EXISTING CONCRETE SIDEWALK TO REMAIN
- ② CRUSH GRANITE DRIVEWAY
- ③ CONCRETE ENTRY APRON
- ④ 5'-0" WIDE CONCRETE SIDEWALK - 3000 PSI CONC

SOUTH ST. MARY'S ST.
(A.K.A. S. ST. MARY'S - 50.0 Ft. R.O.W.)

PROPERTY LINE 94.99'

EXISTING FDC

CONCRETE SIDEWALK

25' B.S.

EXISTING 2-STORY BUILDING

BRICK PAVING
CRUSHED GRANITE DRIVEWAY

WOOD FENCE

WOOD FENCE

WOOD FENCE

14' ELEC., TELE., GAS & CATV EASEMENT

0' ROAD DEDICATED

N. 55' OF LOT A-19 BLOCK 11 LOT A-11
N.C.B. 2963

CONCRETE DRIVEWAY

PROPERTY LINE 214.12'

CRUSHED GRANITE DRIVEWAY

PROPERTY LINE 213.06'

5' B.S.L.



EXISTING
PLAYGROUND AREA

RAJ SUBDIVISION
(VOL. 9558, PG. 194)
LOT 1, BLOCK 5
N.C.B. 948

10' ELEC., TELE., GAS & CATV EASEMENT

EXISTING
SHED

10' B.S.L.

PROPERTY LINE 96.44'

LOT A-12
N.C.B. 2963
existing site plan
SCALE 1" = 30'-0"























Investigation Report

Property

Address	1115 S St Mary's
District/Overlay	King William

Site Visit

Date	04/21/2023
Time	09:36 AM (-5 GMT)
Context	drive-by
Present Staff	Claudia Espinosa
Present Individuals	Homeowner
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	The property owner removed the entire front yard sod and replaced it with artificial turf lined with river rock.
Description of interaction	Staff spoke with one of the property owners, Cristina Medrano, on site. Staff explained the current work being done on the landscaping was not approved and required a COA. The property owner stated they would submit a COA request for the landscaping being done.

Action Taken

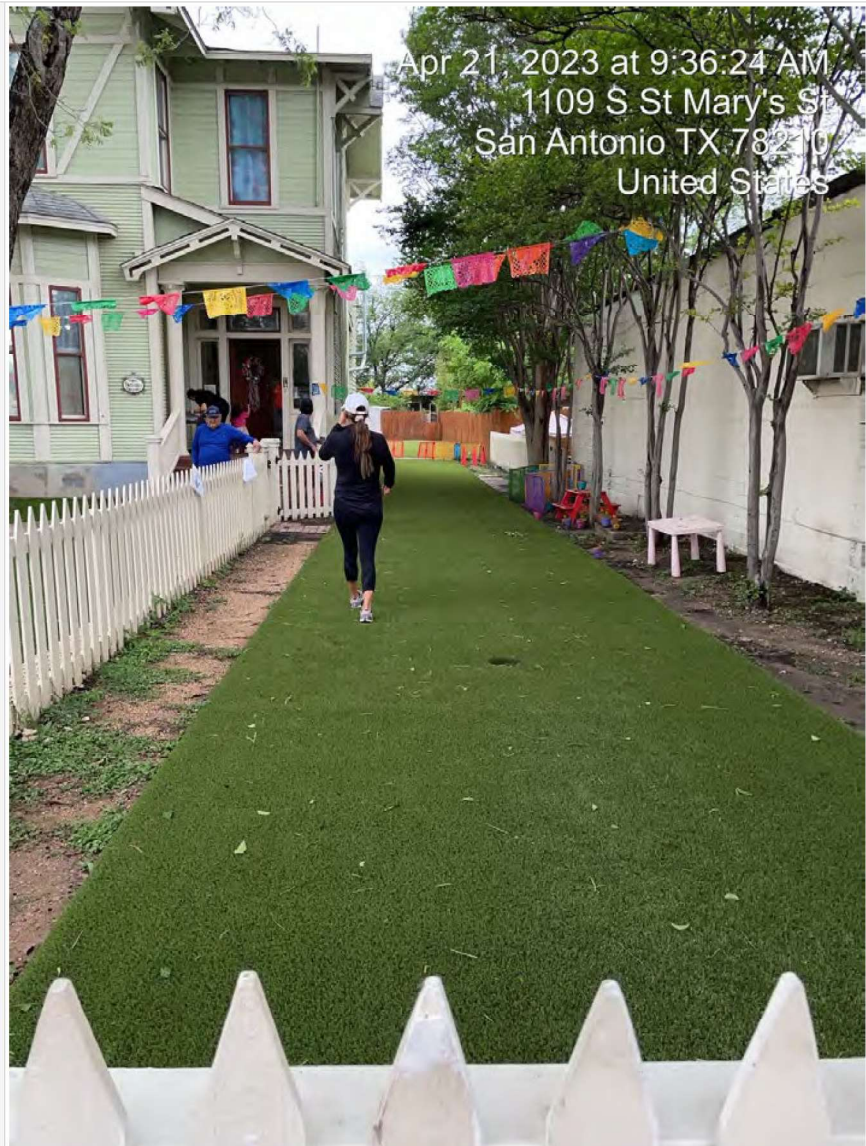
Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with property owner
Will post-work application fee apply?	To be determined

Documentation



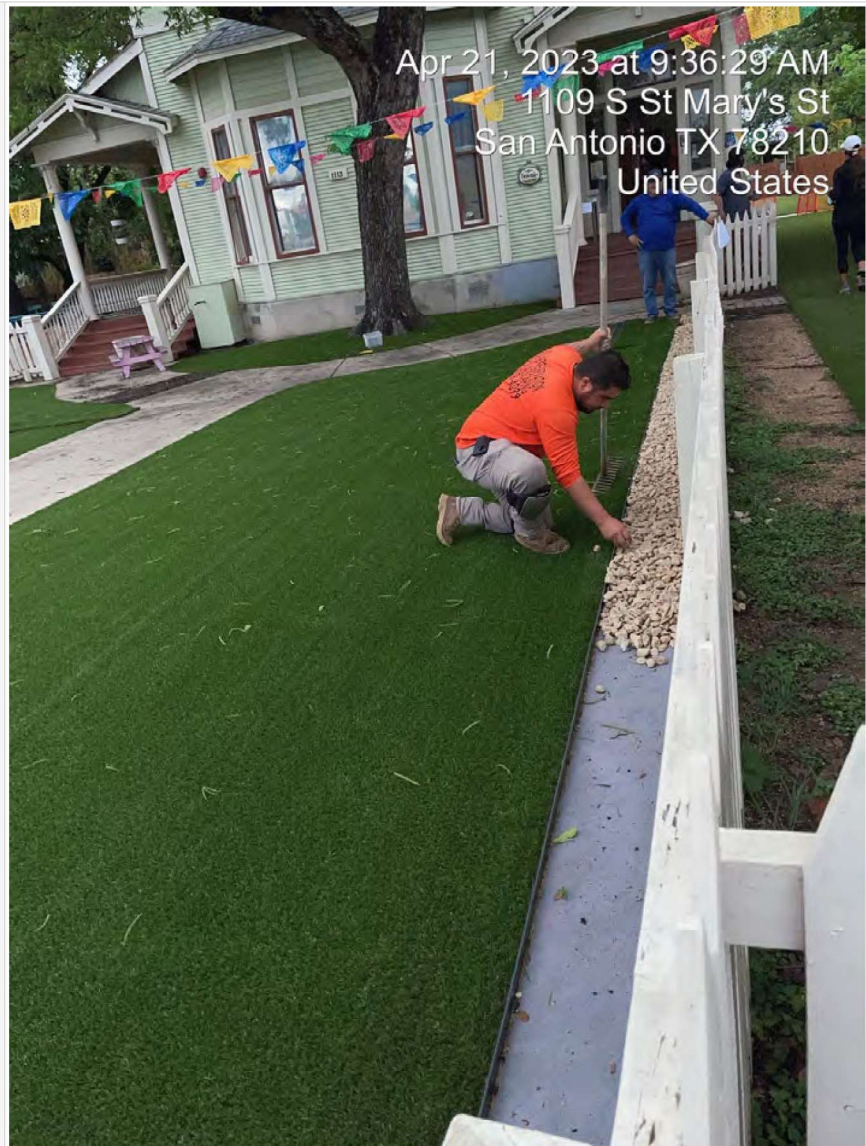
Investigation Report

Photographs



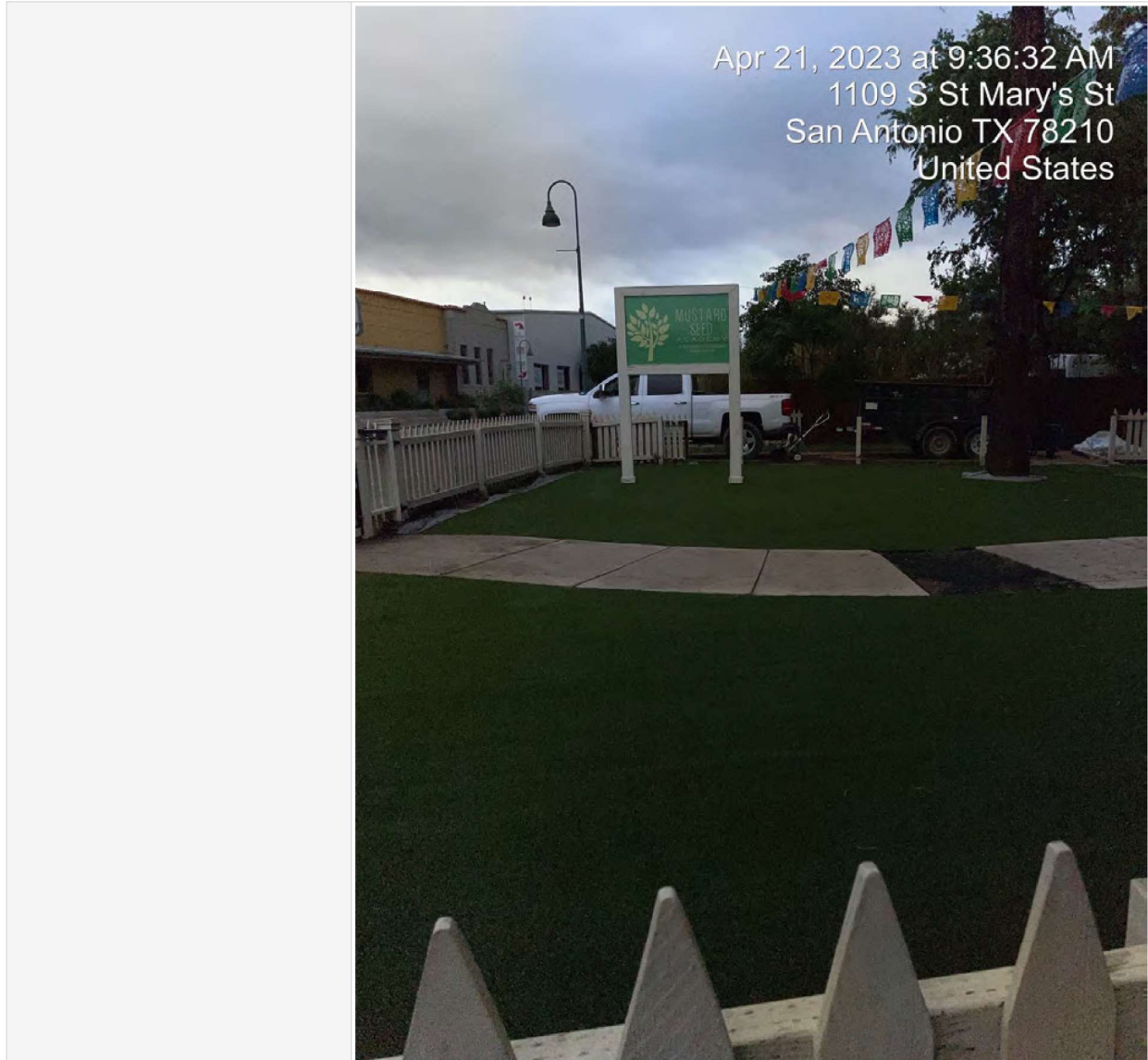


Investigation Report



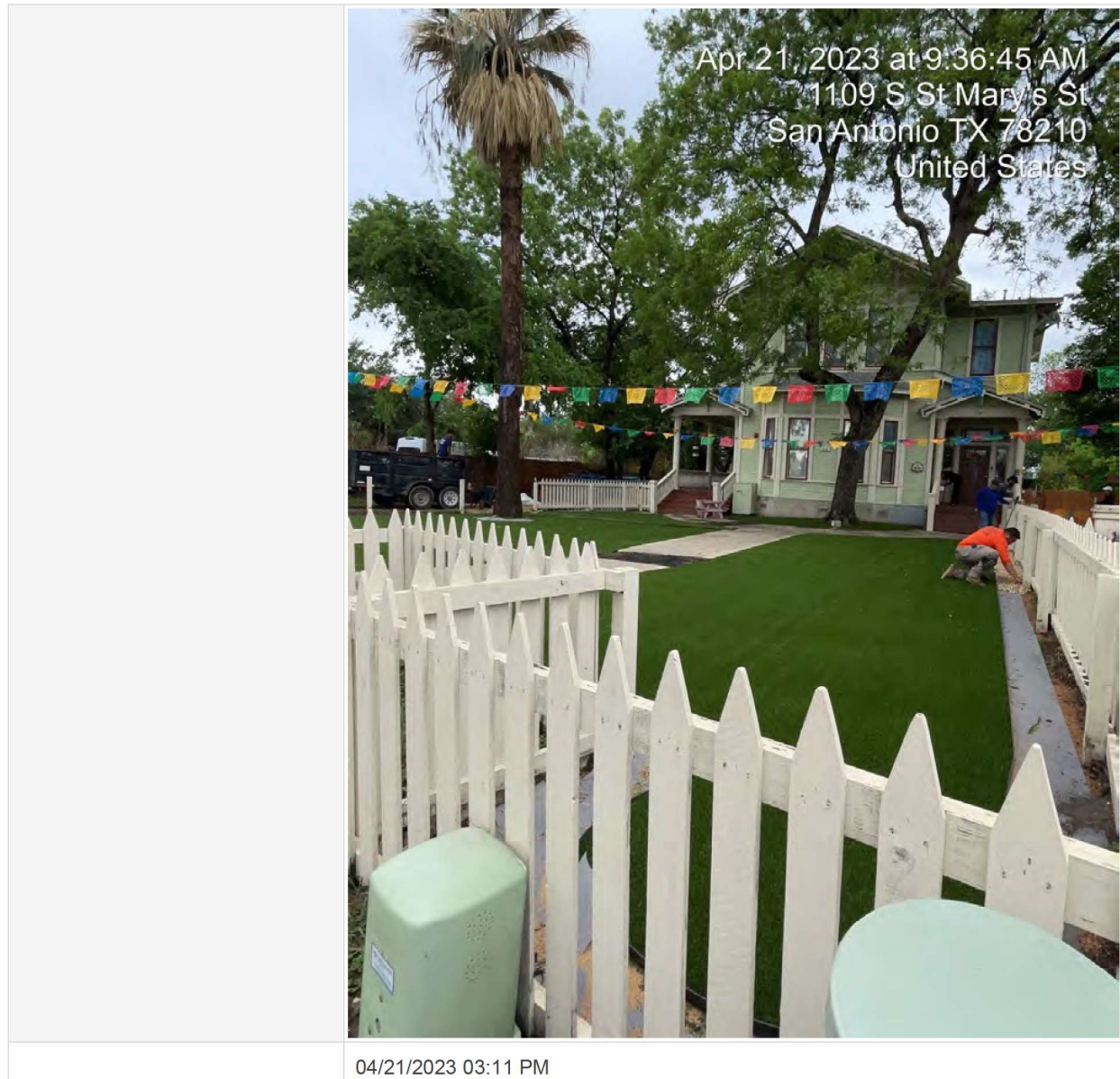


Investigation Report





Investigation Report



04/21/2023 03:11 PM

1115 S. ST.MARY'S ST., SAN ANTONIO, TX 78210
SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX CERTIFICATION

WRITTEN NARRATIVE OF PROPOSED WORK

Office of Historic Preservation,

Below is a description of proposed work and expected itemized list of work that will be performing at 1115 S. St. Mary's St.

- Full foundation repair on existing building. Will adjust and shim all existing cedar and pressure treated posts with steel shims. Will replace or add any compromised existing beams with 4x6 pressure treated beams, as needed. Will replace or add any compromised existing posts with 10-inch concrete piers w/ # 5 rebar, as needed. Will level the existing structure in preparation for a 2-story rear addition.
- Will replace existing aged and damaged shingled roof with a new shingled roof. Will replace entire decking of roof due to hail/wind/water damage. Will repair all roof leaks and reseal all flashings, drip edges, ventilation and exhaust penetrations. Will prepare roof for connection to the 2-story rear addition. (Permit Pulled)
- Will repair/replace any existing plumbing lines, drain and pipes in preparation for 2-story addition, as needed
- Replaced entire sewer line from existing structure to SAWS connection at the street in 2022. (Permit Pulled)
- Will repair/replace any existing electrical wires, fixtures, outlets, switches, breakers in preparation with 2-story rear addition. Will work with CPS for any needed service electrical upgrade to 300 amps for rear addition, as needed.
- Will upgrade the existing HVAC condensers to a more efficient SEER rating and higher tonnage to accommodate 2-story addition, as needed.
- Will repair, seal and paint all existing original windows throughout the building to prevent water, air, pest intrusion, as needed.
- Will restore and repair as needed: soffit, siding and trim that has been water damaged.
- Will repaint existing building to match the 2-story rear addition.
- Will be building a 900+/- sqft. 2-story rear addition to the existing structure – per HDRC approval. Addition will comply with all 2023 UDC Building & Energy Standards.

Estimated Project Schedule:

Begin project: July 15, 2023

End Project: December 15, 2023

Estimated Associated Costs:



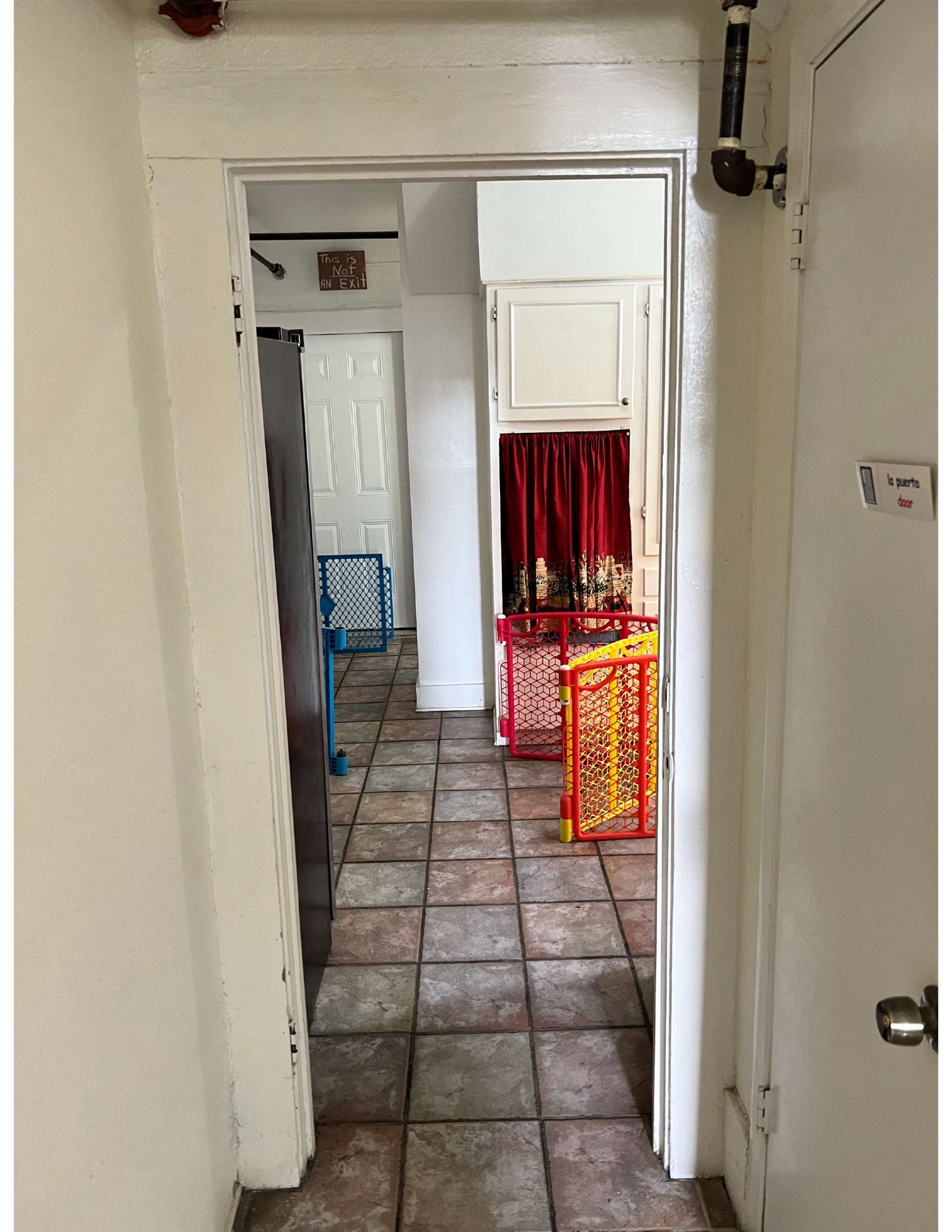












This is
Not
an Exit

la puerta
door

KEY NOTES
 ① 50' HOSE LAY
 ② FIRE TRUCK

AP
 ARCHITECTS
 architecture
 planning
 project management
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 Alvin G. Peters, Architect #15199
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not for
 construction
 #15199
 Alvin G. Peters

04.02.2023
**Mustard Seed
 Academy Addition**

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

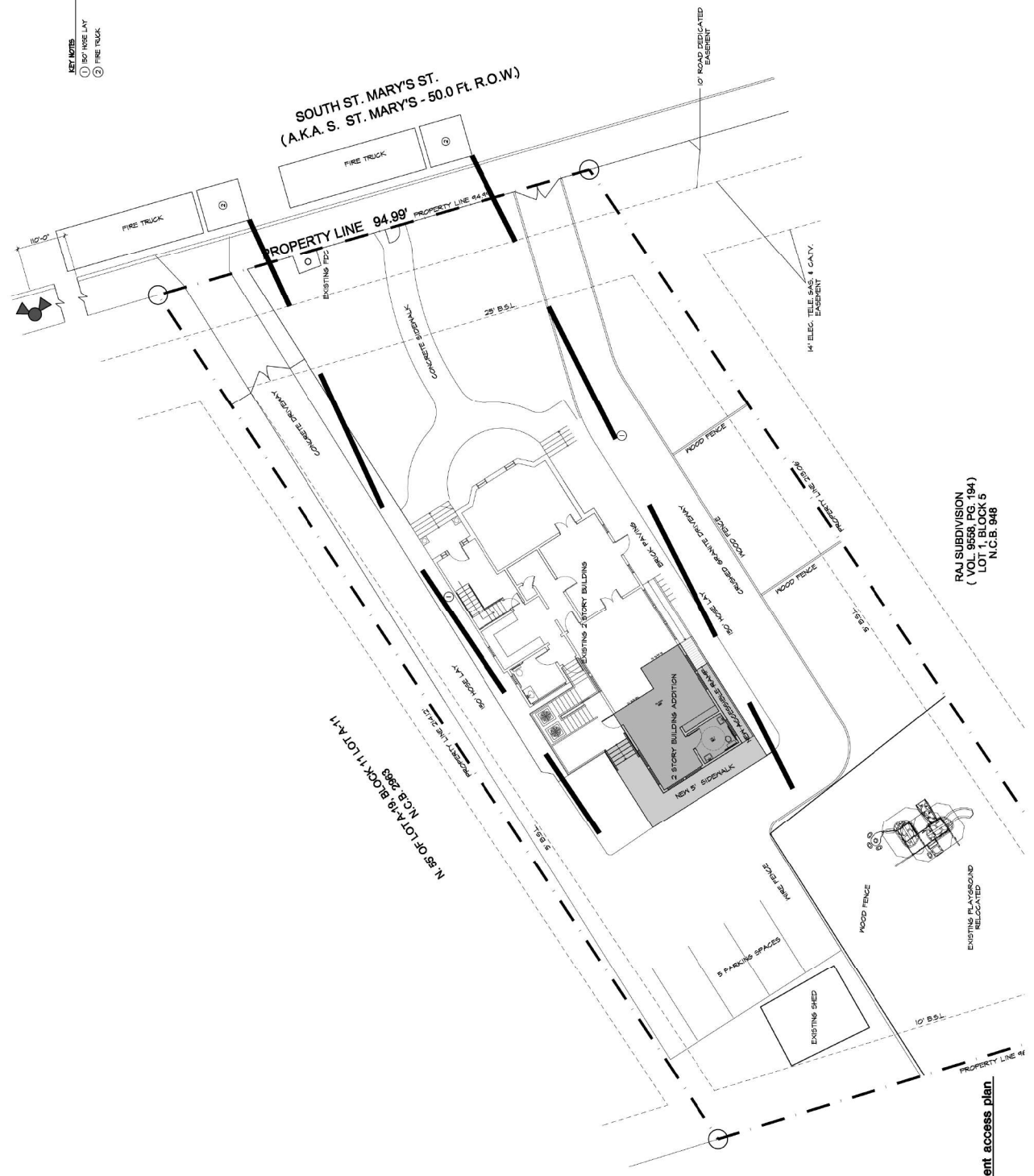
design set

REV. NO. DATE

PROJECT NO. 2023-001
 DATE 8/2/2023
 SHEET 1 OF 1

fire department
 access plan

A1.3



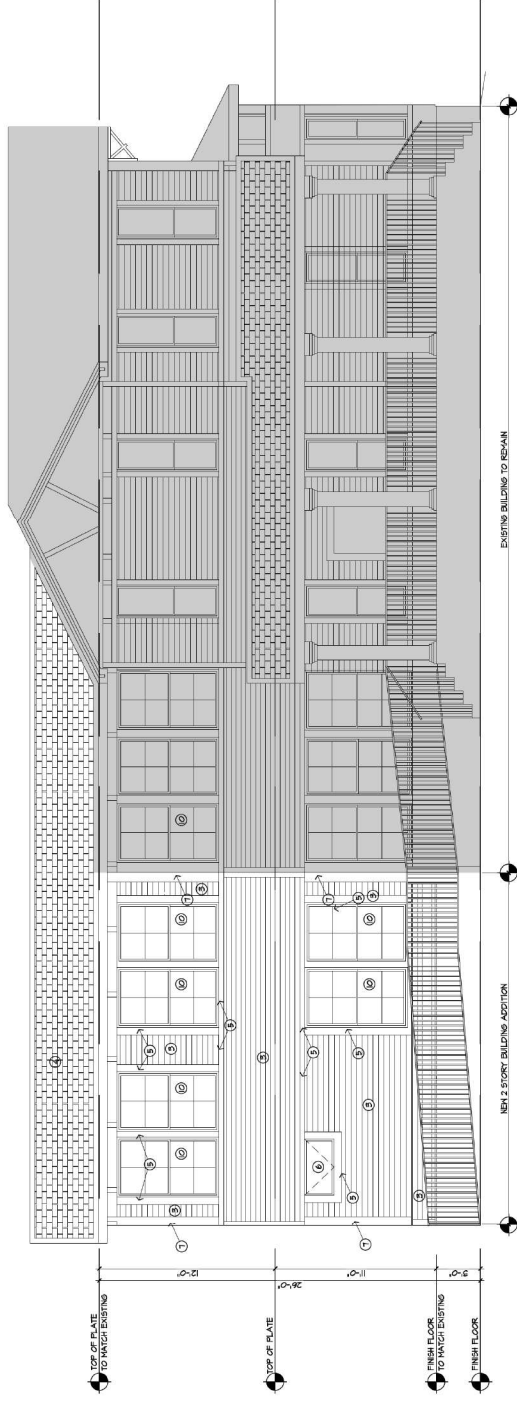
RAJ SUBDIVISION
 (VOL. 9558 PG. 184)
 LOT 1, BLOCK 5
 N.C.B. 948

01 fire department access plan
 SCALE: 1" = 10'-0"

project management
1016 State Highway 46 East
Boerne, Texas 78006
www.aparchitects.weebly.com
210.986.0218

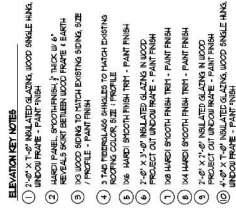
Alvin G. Peters, Architect #1599

NOTE: ANY WOOD TRIM, WINDOWS REMOVED AS PART OF THIS PERMIT WILL BE INCORPORATED AS PART OF THE NEW CONSTRUCTION.



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

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



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not for
construction

#15199
Alvin G. Peters

04.05.2023

Mustard Seed Academy Addition

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

design set

REVISIONS: _____ DATE: _____

PROJECT No: 2023.004
DATE: 04.05.2023
SHEET: of

**new work
exterior elevations**

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



A4.4