

HISTORIC AND DESIGN REVIEW COMMISSION

December 21, 2022

HDRC CASE NO: 2022-002
ADDRESS: 1135 S ST MARYS ST
LEGAL DESCRIPTION: NCB 2963 BLK LOT A22
ZONING: C-2, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Ann McGlone/Post Oak Preservation Solutions
OWNER: Manuel Vogt/PSMV MANAGEMENT LLC
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: December 08, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 1135 S St Mary's.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

- a. The primary structure located at 1135 S St Mary's was constructed as a 1-story, single-family residence circa 1905. The structure is currently a commercial structure and features Folk Victorian architectural elements and a pyramidal standing seam metal roof with a front gable volume, overhanging eaves, an asymmetrical front porch with turned wood columns and double entry doors with transom windows, wood cladding, and one-over-one wood windows. The property is contributing to the King William Historic District. The property received Historic Tax Certification on January 19, 2022. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, electrical, plumbing, and mechanical upgrades, foundation repair, window repair, roof replacement, siding repair and replacement, porch repair, painting, ADA ramp installation, fence installation, and site work. Certificates of Appropriateness are required for all exterior scopes of work.
- c. Staff conducted a site visit on December 12, 2022, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission

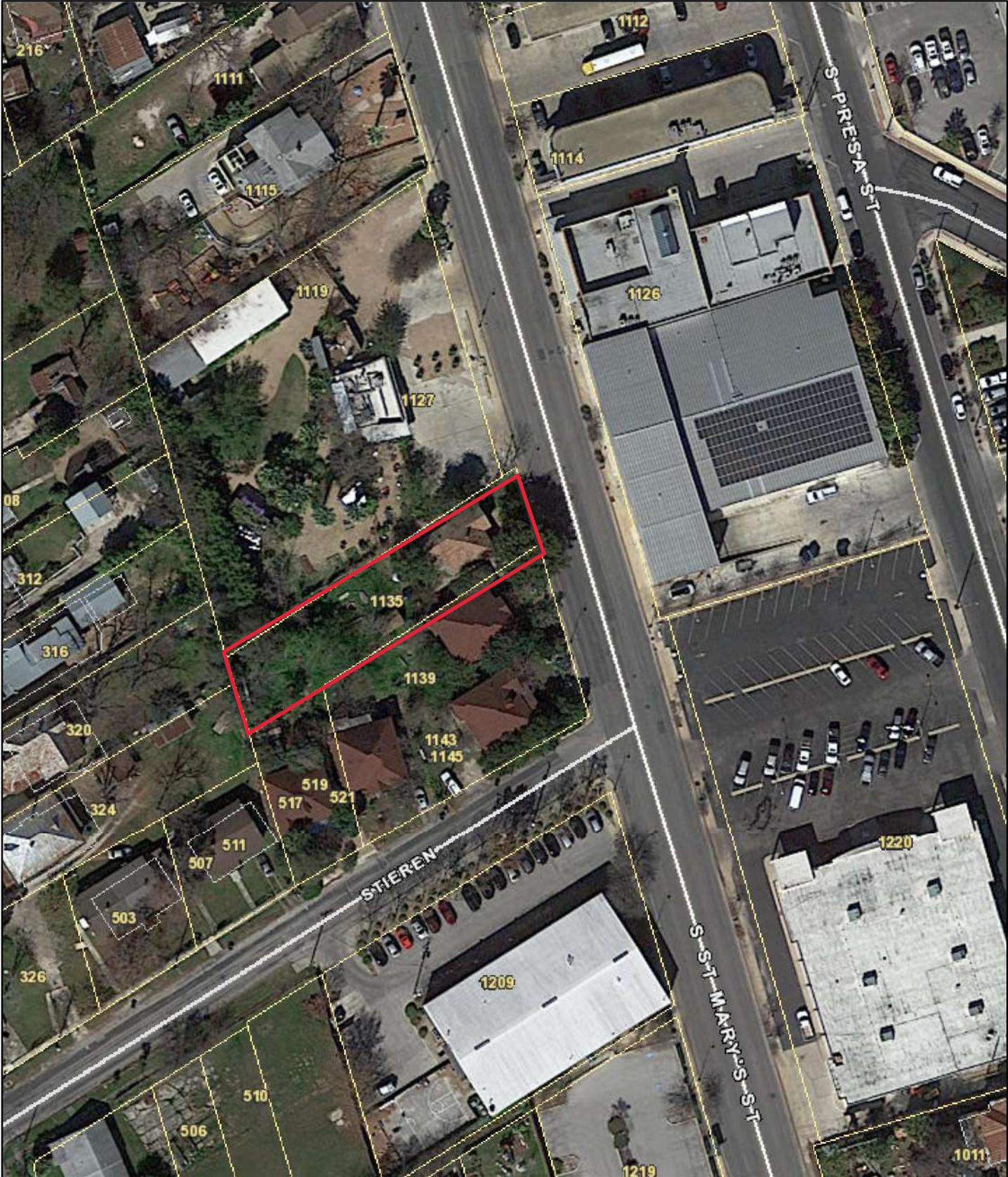
of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.

- e. Approval of Tax Verification by the HDRC in 2022 denotes that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

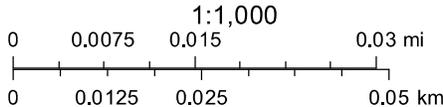
Staff recommends approval based on findings a through e.

City of San Antonio One Stop



December 15, 2022

— User drawn lines



HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
ITEMIZED LIST OF WORK

Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX

1 of 2

1. SITE

- a. Sidewalk to front porch and along north elevation
- b. Landscaping in front yard
- c. Wood fence surrounding rear yard, parking lot, and south edge of driveway
- d. Composite granite on driveway and rear parking lot
- e. Rear parking lot
- f. North retaining wall preventing erosion
- g. ADA compliant wood ramp on rear elevation
- h. Demolition of non-contributing structure in rear yard

2. ROOF

- a. New standing seam metal roof

3. EXTERIOR WALLS

- a. Retained and repaired existing wood siding
- b. Repainted wood siding and trim

4. PORCHES & ENTRANCES

- a. Restored front porch: floor, ceiling, posts, and steps
- b. Retained and repaired back porch
- c. Kept all existing door openings
- d. Retained and restored all historic doors

5. WINDOWS

- a. Kept original window openings
- b. Removed, restored off-site, and reinstalled historic windows

6. INTERIOR

a. Configuration

- i. Retained configuration of southeast and northwest spaces: southeast contains reception/ waiting area and existing bathroom; northwest contains exam room
- ii. New partitions to create office, bathroom, hall, and exam room in formerly long, open northeast room (configuration not historic)
- iii. Retained and repaired chimneys

b. Finishes

- i. Retained and repaired beadboard walls and ceilings.
- ii. Retained historic wood floors (deteriorated beyond repair).
- iii. New partitions gypsum board
- iv. Office, Hall, Reception/ Waiting Area: Covered deteriorated wood floors with new wood floors installed in removable, floating fashion.
- v. Patient Exam Rooms and Bathrooms: Covered deteriorated wood floors with new vinyl tile installed in removable, floating fashion.
- vi. New wood cabinetry in office, exam rooms, and bathrooms

HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
ITEMIZED LIST OF WORK

Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX

2 of 2

7. MEP

- a. *Mechanical*
 - i. Remove outdated HVAC system
 - ii. New split HVAC system
- b. *Electrical*
 - i. Remove old conduit
 - ii. New electrical and telecommunications
- c. *Plumbing*
 - i. Remove old tank and pipes
 - ii. New tankless water heater
 - iii. Replace old pipes
 - iv. New pipes servicing new bathroom
- d. All MEP equipment is concealed within walls, ceilings, and floors

8. LIGHTING

- a. *Exterior*
 - i. Lantern light fixture suspended from porch ceiling
- b. *Interior*
 - i. Contemporary chandeliers suspended from ceiling in office and reception/ waiting area
 - ii. Recessed lighting in hall and exam rooms
 - iii. Wall-mounted fixtures in bathrooms above vanity mirror

9. FIRE PROTECTION

- a. Repair existing sprinkler system
- b. Sprinkler lines above ceiling with heads dropping below

10. SIGNAGE

- a. n/a



1135

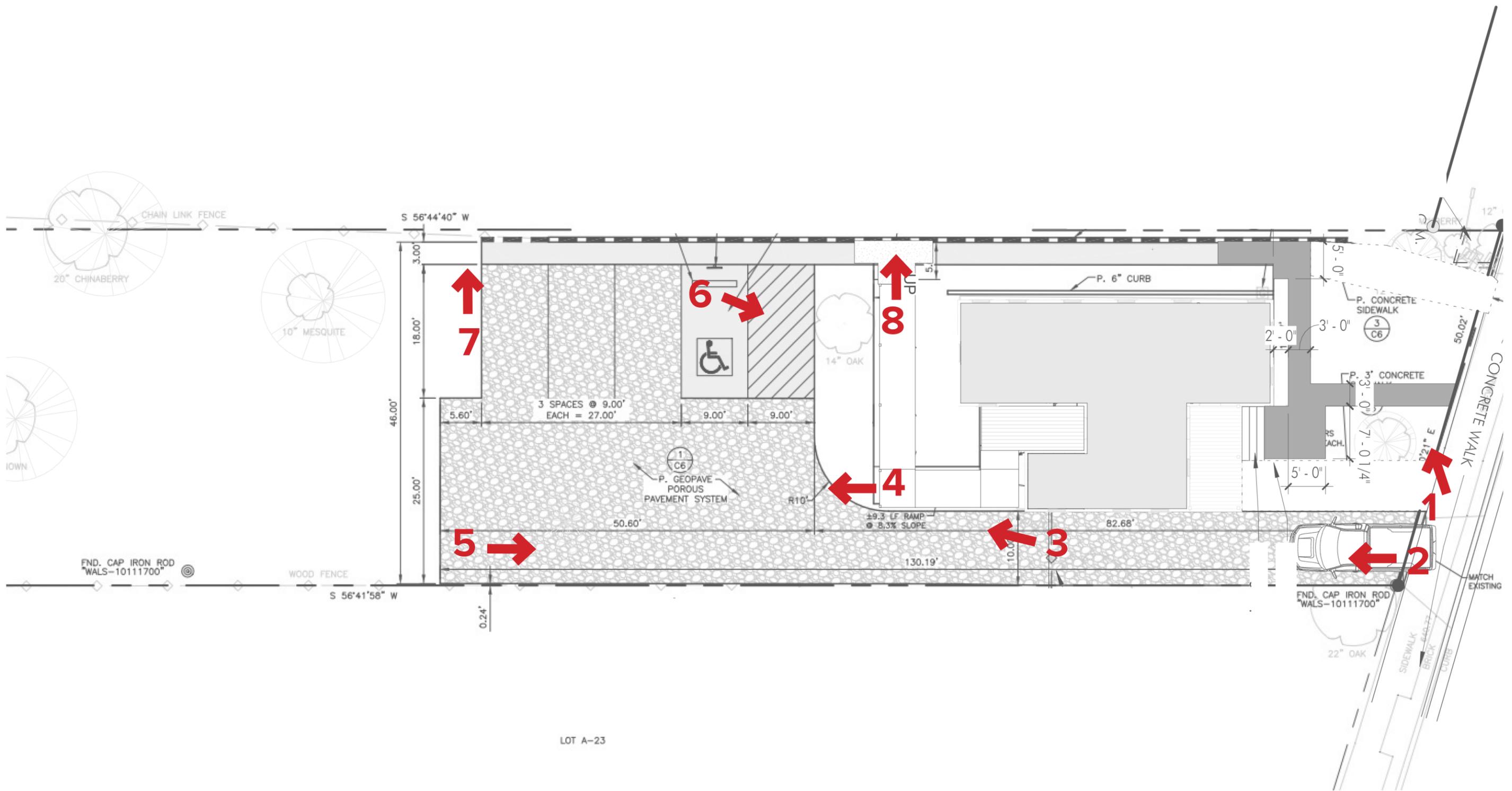


1835









SITE

1135 South St. Mary's St



True North



Project North

1135 S St. Mary's St
San Antonio, TX
Post-Rehabilitation Photos
August 2022



1135 S St Mary's St

Bluebonnet DPC

EXTERIOR

1135 South St. Mary's St

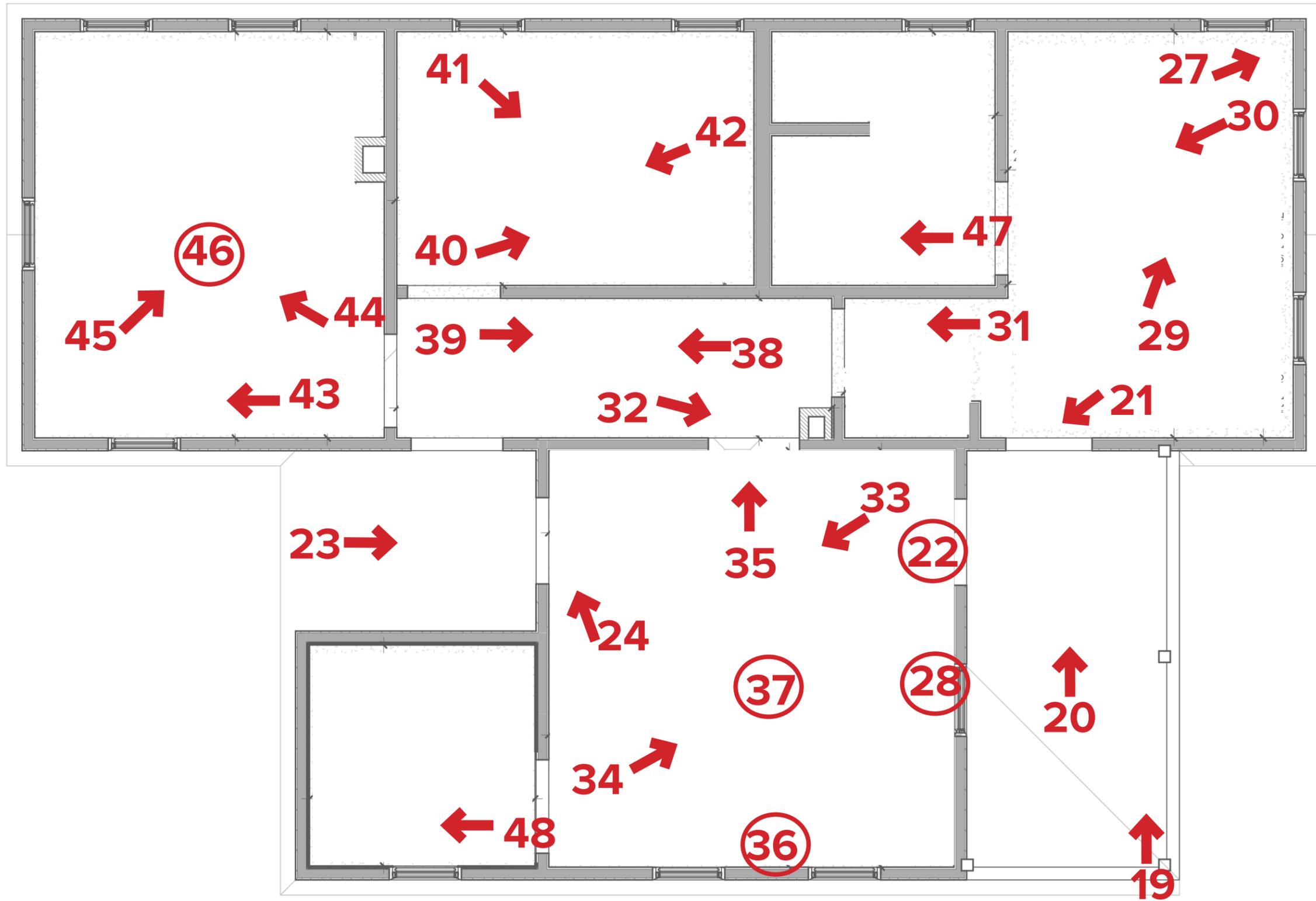


True North



Project North

1135 S St. Mary's St
San Antonio, TX
Post-Rehabilitation Photos
August 2022



INTERIOR

1135 South St. Mary's St



1135 S St. Mary's St
 San Antonio, TX
 Post -Rehabilitation Photos
 August 2022



1.
Site: Front Yard
View NW



2.
Site: Driveway
View SW



3.
Site: Driveway
Looking into
Rear Parking
Lot
View W



4.
Site: Rear
Parking Lot
and Yard from
ADA Ramp
View SW



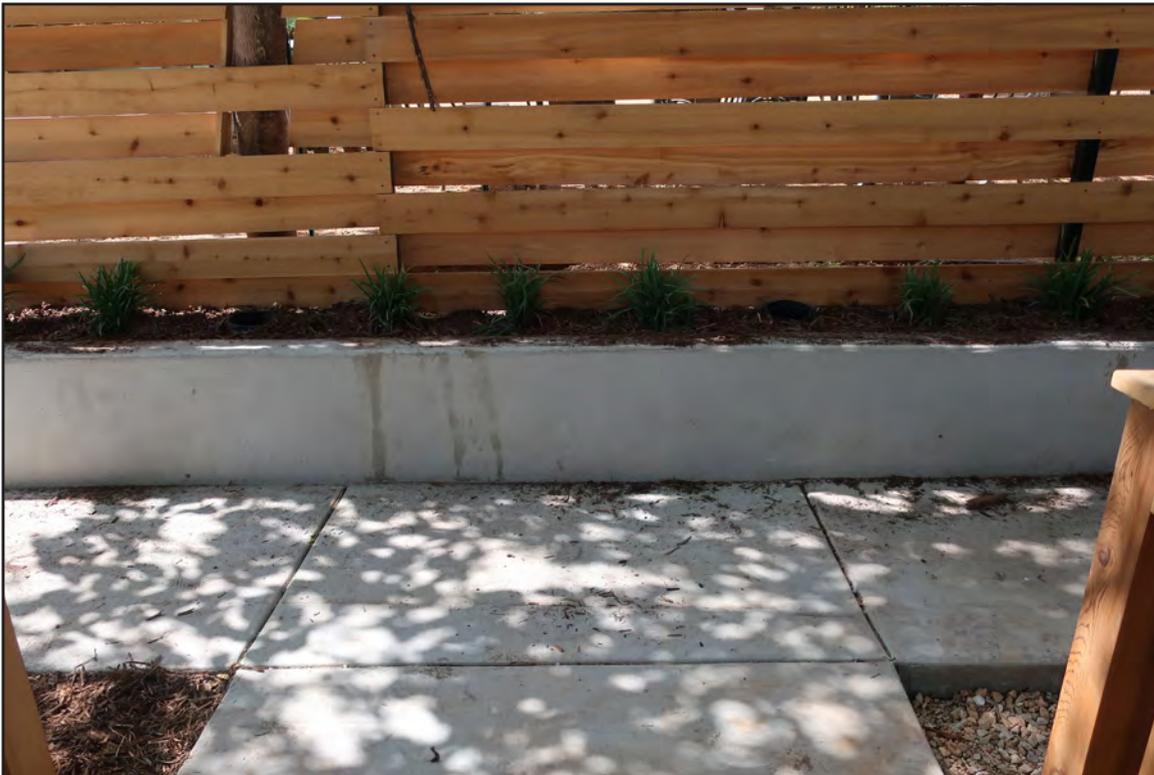
5.
Site: Rear
Parking Lot
Showing New
ADA Ramp
View NE



6.
Site: New ADA
Ramp and
Wood Fence
View E



7.
Site: Retaining
Wall
View NW



8.
Site:
Landscaping
and Fence
View NW



9.
Repaired Roof
Gable
View NW



10.
New Standing
Seam Roof
View NE



11.
Primary (NE)
Elevation
View SW



12.
Oblique:
Primary (NE)
and Southeast
Elevations
View W



13.
Southeast
Elevation
View W



14.
Southeast
Elevation
View NE



15.
Rear (SW)
Elevation
View NE



16.
Rear (SW)
Elevation
View SE



17.
Northwest
Elevation
View NE



18.
Restored
Wood Siding
View SE



19.
Front Porch
View NW



20.
Office
Entrance
Showing
Historic Door
View NW



21.
Historic Door
from Office
Interior
View SW



22.
Historic
Transom
Detail from
Reception/
Waiting Area
Interior
View NE



23.
Rear Entrance
Showing
Historic Door
View NE



24.
Historic Rear
Door from
Interior
View NW



25.
Restored
Window
View NW



26.
Restored
Window
View NE



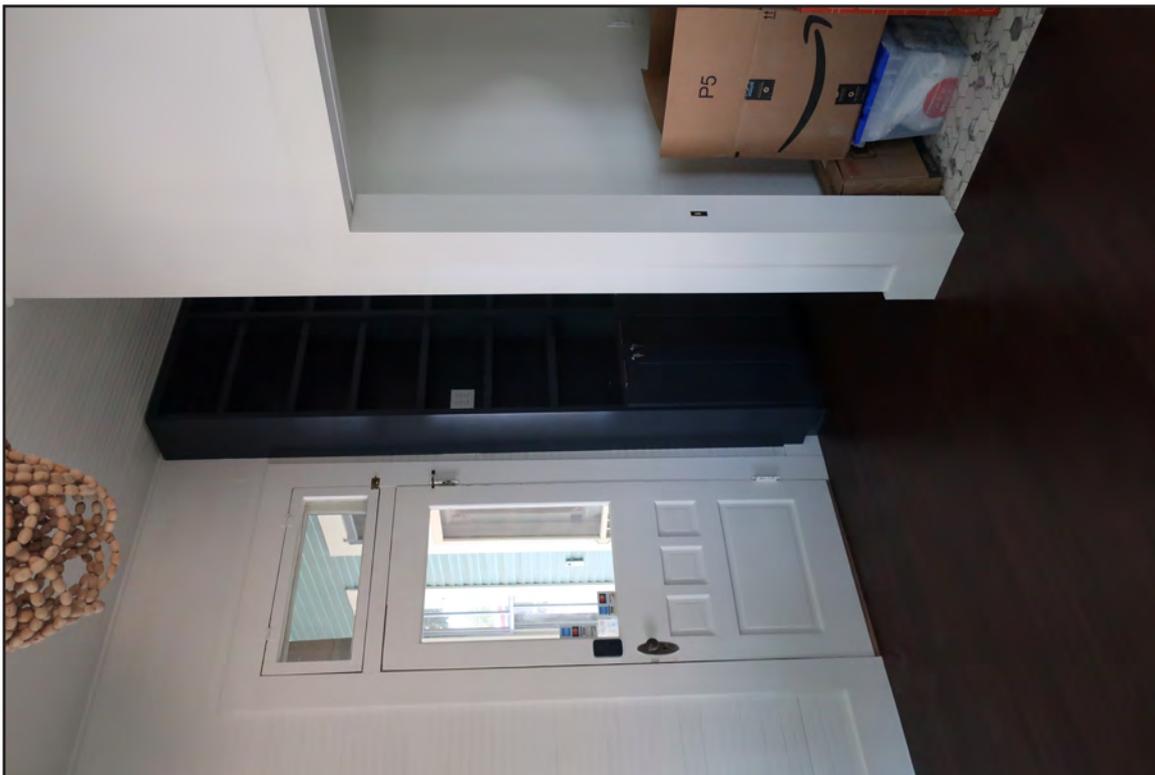
27.
Restored
Window from
Interior
View NE



28.
Restored
Window Detail
from Interior
View NE



29.
Office
View N



30.
Office
View SW



31.
Hall from
Office
View SW



32.
Office from
Hall Showing
Chimney
View E



33.
Reception/
Waiting Area
View SW



34.
Reception/
Waiting Area
View NE



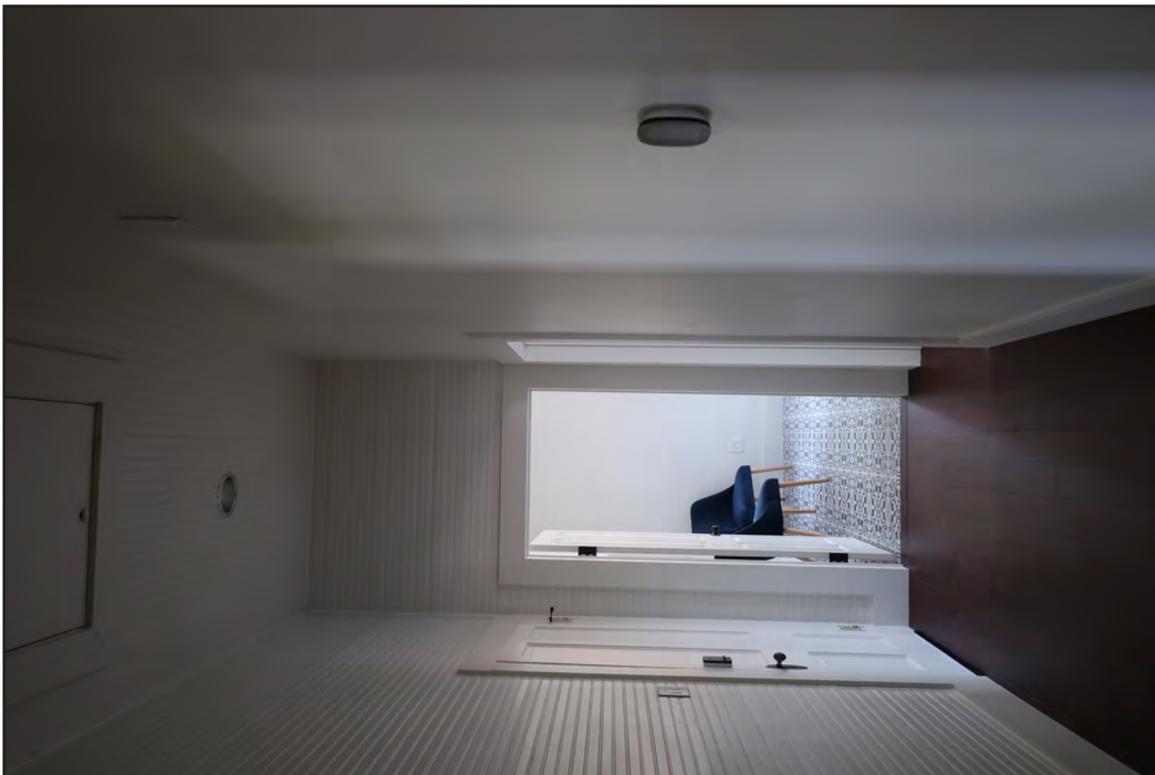
35.
Reception/
Waiting Area
Looking to Hall
View NW



36.
Restored
Beadboard
Walls and Trim
in Reception/
Waiting Area
View SE



37.
Restored
Beadboard
Ceiling in
Reception/
Waiting Room
View Typical



38.
Hall Showing
New Gypsum
Board Walls
and Wood
Floor Installed
in a "Floating"
Fashion
View SW



39.
Hall Showing
New Gypsum
Board Walls,
Floated Wood
Floors, and
Chimney
View NE



40.
Exam Room 1
View NE



41.
Exam Room 1
View SE



42.
Exam Room 1
View SW



43.
Exam Room 2
View SW



44.
Exam Room 2
View NW



45.
Exam Room
2 Showing
Chimney
View N



46.
Exam Room
2 Showing
Floor Installed
in a "Floating"
Fashion
View Typical



47.
Restroom
View SW



48.
Restroom
View SW



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

January 19, 2022

HDRC CASE NO: 2022-002
ADDRESS: 1135 S ST MARYS ST
LEGAL DESCRIPTION: NCB 2963 BLK LOT A22
HISTORIC DISTRICT: King William
PUBLIC PROPERTY: No
APPLICANT: Charlotte Adams/Post Oak Preservation Solutions - 3505; Apt S Lamar Blvd
OWNER: Manuel Vogt/PSMV MANAGEMENT LLC - 130 WICKES
TYPE OF WORK: ADA improvements/modifications, Driveway/sidewalk, Fencing, Repair and Maintenance, Painting, Window replacement/fenestration changes, Parking Lot

REQUEST:

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

1. Install an ADA-accessible ramp in front of the historic structure.
2. Remove the existing front yard walkway and install a new walkway within the front yard, side yard (north side) and rear yard. The walkway on the north side of the property is to be attached to a retaining wall.
3. Install a surface parking lot at the rear of the historic structure.
4. Improve the existing driveway to the south of the historic structure.
5. Receive Historic Tax Certification.

FINDINGS:

- a. The historic structure at 1135 S St Mary's was constructed circa 1905 and is contributing to the King William Historic District. The structure features Folk Victorian architectural elements and a standing seam metal roof.
- b. EXISTING LOT – The existing lot features a rear accessory structure that is not original to the site. The applicant has proposed to remove this structure; however, a the structure must be either determined noncontributing or reviewed administratively for demolition by staff.
- c. REHABILITATION – Administrative Certificates of Appropriateness have been issued for rehabilitative scopes of work, including window repair, siding and trim repair, in-kind roof replacement, foundation repair, and painting.
- d. ADA RAMP – The applicant has proposed to install an ADA-accessible ramp in front of the historic structure. Per the submitted construction documents, the proposed ramp will not be directly attached to the historic structure. Generally, staff finds that proposed ramp to be appropriate, provided that it features materials that are consistent with those found on the historic structure.
- e. WALKWAY (Front) – The applicant has proposed to remove the existing walkway that leads from the front porch to the sidewalk at the public right of way, and replace it with a new, curved walkway. The Guidelines for Site Elements 5.A. notes that historic walkways should be retained and repaired in place. The Guidelines also note that the historic width, configuration and alignment of historic walkway should be maintained. Staff finds the location of the existing walkway to be consistent with the historic locations of walkways found throughout the district. Staff finds that the existing location should be maintained and that the proposed, curved walkway is inconsistent with the Guidelines. The existing walkway may be replaced with a concrete walkway; however, the location, profile and approximate width should be maintained.
- f. WALKWAYS – The applicant has proposed to install an ADA-accessible walkway on the north side of the property that is to be connected to a retaining wall. Generally, staff finds the introduction of additional walkways and site paving to be appropriate, provided that they do not remove or damage historic site elements.
- g. SURFACE PARKING – The applicant has proposed surface parking at the rear of the primary historic structure. Per the Guidelines for Site Elements 7.A.i., parking locations should be located at the rear of the site, behind the primary historic

structure. The applicant has received administrative approval to screen the parking lot on the south side by a wood privacy fence. Generally, staff finds the proposed parking to be appropriate and consistent with the Guidelines.

h. DRIVEWAY MODIFICATIONS – The applicant has proposed driveway modifications that includes pouring a concrete driveway to feature ten (10) feet in width. The proposed driveway to connect to the proposed surface parking, noted in finding g. Generally, staff finds the proposed driveway to be appropriate and consistent with the Guidelines. The point at which the driveway widens to connect to the rear parking lot is at the rear of the historic structure.

i. HISTORIC TAX CERTIFICATION – The applicant is requesting Historic Tax Certification. As noted in finding c, the applicant has received approval for a number of rehabilitative scopes of work. Additionally, the applicant is performing a number of scopes of work that are interior to the structure. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

j. ARCHAEOLOGY – The project area is within the King William National Register of Historic Places District, King William Local Historic District, and is a designated Local Historic Landmark. In addition, a review of historic archival documents identifies the Acequia del Alamo, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark, traversing the project area. Therefore, an archaeological investigation is required if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

1. Staff recommends approval of item #1, the construction of an ADA-accessible ramp with the following stipulations:

i. That the proposed ramp feature wood materials that are comparable to those found historically on site in regards to profile.

2. Staff does not recommend approval of item #2, removal of the existing walkway and the installation of a new front walkway in a new location. Staff recommends the historic walkway location be maintained. An additional walkway may be appropriate provided that the historic walkway location is maintained.

3. Staff recommends approval of item #3, the installation of a rear parking lot, based on finding g.

4. Staff recommends approval of item #4, driveway modifications, based on finding h.

5. Staff recommends approval of item #5, Historic Tax Certification, based on findings c and i.

ARCHAEOLOGY – An archaeological investigation is required if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

COMMISSION ACTION:

Approved with staff's stipulations.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with

CERTIFICATE OF OCCUPANCY

CITY OF SAN ANTONIO, TEXAS DEVELOPMENT SERVICES DEPARTMENT

Date: 08/24/2022

Certificate No: COO-COMM22-38100739

The described portion of the following structure has been inspected for compliance with the **2018 International Building Code (IBC)** and meets the minimum requirements for occupancy and division of occupancy, along with the use for which the proposed occupancy is classified.

Business Name: Bluebonnet DPC

Occupancy Group: Business B

Building Address:

1135 S ST MARYS ST, City of San Antonio, TX, 78210

Occupancy Use: CLINIC

Building Number: 1

Construction Type: Type V-B

Unit/Suite Number: N/A

Special Stipulations and Conditions: N/A

Name and Address of Owner / Authorized Agent:
Patricia Saravia

Occupant Load

9

Automatic Fire Sprinkler: No

Automatic Fire Sprinkler Required: No

Automatic Fire Alarm: No

Automatic Fire Alarm Required: No

Code Modification Request No(s):

N/A



Michael P. Shannon, PE, CBO
Director, Development Services Department



**HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
COMPLETED WORK NARRATIVE**

**Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX**

1 of 11

1 SUMMARY

Pre-Rehabilitation Condition

The building at 1135 S St. Mary's St is a small bungalow located in San Antonio's King William neighborhood. It is a contributing resource in the South Alamo Street-South Saint Mary's Street Historic District (NRHP 1972; Expanded 1984). Constructed in 1905, the subject building is a small wood-frame vernacular bungalow house with an inset half-porch and a gable-on-pyramid roof. The building is intact, albeit deteriorated. On its exterior, the building retains its historic windows, doors, and some siding. The interior retains most of its historic configuration with bedrooms to the northeast, a living room to the southeast, and a small rear (northwest corner) kitchen. The building retains historic finishes such as hardwood floors and beadboard walls and ceilings.

PHOTOS: all

DATE WORK STARTED: May 5, 2021

DATE WORK COMPLETED: August 24, 2022

Completed Work

The Applicants have rehabilitated the subject building into a medical clinic. On the exterior of the building, the Applicants have replaced the standing seam roof, restored the historic wood siding and wood windows, and restored the porch and doors. Site work in the front yard included a new sidewalk along with simple landscaping; a new driveway was added; and work in the rear yard added a parking lot, retaining wall, fence, and an ADA-accessible ramp. On the interior, the Applicants created an office, reception/ waiting area, and exam rooms servicing patients of the clinic. The Applicants retained and repaired historic beadboard walls and ceilings, as well as masonry chimneys. They retained the historic hardwood floors, which were deteriorated beyond repair, and installed hardwood floors and vinyl tiles in a removable, floating fashion, preserving the wood beneath. New partitions delineating the office, hall, and exam rooms are gypsum board.

**HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
COMPLETED WORK NARRATIVE**

**Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX**

2 of 11

2 SITE

Pre-Rehabilitation Condition

The subject building is situated on the southwest side of S St. Mary's St between its intersections with S Alamo St to the northwest and Stieren St to the southeast. This narrative will use the Plan cardinal directions. The primary elevation faces north into a grass front yard with mature trees. A sidewalk lines S St. Marys St. A gravel driveway lining the south elevation of the building leads west to a fenced-in backyard with mature trees. There is a non-historic wood and concrete quonset hut/ shed structure in the backyard.

PHOTOS: 1-8

DATE WORK STARTED: May 5, 2021

DATE WORK COMPLETED: August 24, 2022

Completed Work

In the front yard, the Applicants added a sidewalk accessing the front porch; they also added simple landscaping and flora here. They retained the existing driveway location to the south of the building and repaved it with composite granite. The driveway accesses the rear yard, where the Applicants paved a portion to create a parking lot. The Applicants installed a new ADA accessible wood ramp accessing the rear porch from the new parking lot.

New, simple wood fencing borders the backyard and the outer edge of the driveway. The Applicants constructed a stone retaining wall lining the north sidewalk at the property line to prevent erosion. Existing trees in the rear yard remain. The Applicants have also removed the non-contributing wood and concrete quonset hut/ shed in the backyard.

**HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
COMPLETED WORK NARRATIVE**

**Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX**

3 of 11

3 ROOF

Pre-Rehabilitation Condition

The building has a front-gable-on-pyramid metal standing seam roof. It is rusted and leaking.

PHOTOS: 9-10

DATE WORK STARTED: May 5, 2021

DATE WORK COMPLETED: August 24, 2022

Completed Work

The Applicants have replaced this roof with a new metal standing seam roof matching the old in appearance and materials.

**HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
COMPLETED WORK NARRATIVE**

**Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX**

4 of 11

4 EXTERIOR WALLS

Pre-Rehabilitation Condition

The building has wood siding that is in varying condition. Some siding is original, while some areas have been replaced. Much of the original siding has deteriorated beyond repair. Wood siding is painted blue.

PHOTOS: 11-18

DATE WORK STARTED: May 5, 2021

DATE WORK COMPLETED: August 24, 2022

Completed Work

The Applicants repaired existing wood siding and replaced it in kind where it was deteriorated beyond repair. The Applicants repaint the exterior siding the same color. Trim is painted white.

**HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
COMPLETED WORK NARRATIVE**

**Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX**

5 of 11

5 PORCHES & ENTRANCES

Pre-Rehabilitation Condition

The building has an inset half porch on the primary elevation that has a wood floor and a beadboard ceiling supported by wood posts. The porch is in good condition. The building also has a small non-historic porch situated between the rear kitchen and bathroom extensions. It is accessed by an opening with a screened surround.

The building has two primary entrances that are accessed by the front porch. These entrances are filled with historic wood-frame screens and solid wood doors, and are topped by transoms. The entrances open into the northwest bedroom space and southeast living room space. Entrances and doors appear to be in good condition.

Two entrances located on the southeast wall of the bedroom space and the southwest (rear) wall of the living room space lead out to the non-historic enclosed rear porch. Historic solid wood paneled doors fill these entrances; they are topped by transoms. These are in good condition.

PHOTOS: 19-24

DATE WORK STARTED: May 5, 2021

DATE WORK COMPLETED: August 24, 2022

Completed Work

The Applicants retained and restored the front porch, including floors, posts, and steps. They also retained the rear porch. The Applicants retained the entrance configurations and restored all historic doors.

**HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
COMPLETED WORK NARRATIVE**

Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX

6 of 11

6 WINDOWS

Pre-Rehabilitation Condition

The building retains historic wood double-hung two-over-two windows. Windows are in fair condition with areas of deteriorated wood.

PHOTOS: 25-28

DATE WORK STARTED: May 5, 2021

DATE WORK COMPLETED: August 24, 2022

Completed Work

The Applicants removed the historic windows, restored them off-site, and reinstalled them in original window openings.

**HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
COMPLETED WORK NARRATIVE**

**Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX**

7 of 11

7 INTERIOR

Pre-Rehabilitation Condition

Configuration

The interior retains some of its historic configuration with a space which once contained bedrooms to the northeast, a living room to the southeast, and a small rear (northwest corner) kitchen with a chimney. There is a small bathroom at the southeast corner of the building. The bedroom space has been reconfigured, and is now a large open space with a brick chimney on its south wall. As such, the building consists of a long room at the northeast corner, a small room at the northwest corner, and a room with a bathroom at the southeast.

Finishes

The interior retains historic finishes such as hardwood floors and horizontal beadboard walls and ceilings.

PHOTOS: 29-48

DATE WORK STARTED: May 5, 2021

DATE WORK COMPLETED: August 24, 2022

Completed Work

Configuration

The Applicants retained the existing configurations of the northwest kitchen and the southeast living room and bathroom. They reconfigured the long northeast room to contain a northeast corner room with a bathroom, an east-to-west hall, and a small room north of the hall, along the north perimeter wall.

The reconfigured space contains the office and bathroom to the northeast and a patient exam room along the north wall. The historic kitchen location in the northwest corner is a second patient exam room. The former living room at the southeast contains the reception/ waiting area and the existing bathroom. The Applicants retained the chimneys in the former bedroom and kitchen spaces.

Finishes

The Applicants retained and restored historic beadboard walls and ceilings. They made every effort to restore the historic hardwood floors, but they were beyond repair. As such, the Applicants retained the floors and installed new flooring atop these in a removable, "floating" fashion. The office, reception/ waiting area, and hall have new, floated hardwood floors. The bathrooms and exam rooms have floated vinyl tile floors. New partitions are gypsum board.

**HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
COMPLETED WORK NARRATIVE**

**Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX**

8 of 11

8 MEP

Pre-Rehabilitation Condition

Mechanical

The building has an HVAC system. Ducts run within walls and ceilings. There is also a window A/C unit.

Electrical

The building has an electrical system. Conduit runs within walls and ceilings.

Plumbing

The building has plumbing. Pipes run within walls and ceilings.

PHOTOS: n/a

DATE WORK STARTED: May 5, 2021

DATE WORK COMPLETED: August 24, 2022

Completed Work

Mechanical

The Applicants replaced the outdated HVAC system and installed a new split system. Ducts run above ceilings.

Electrical

The Applicants installed all new electrical and telecommunications. Conduit is concealed within floors, walls, and ceilings.

Plumbing

The Applicants replaced the old plumbing with a new system utilizing a tankless water heater. They added new pipes to service the new restroom. All pipes are concealed beneath floors.

**HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
COMPLETED WORK NARRATIVE**

**Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX**

9 of 11

9 LIGHTING

Pre-Rehabilitation Condition

Exterior

The building does not have exterior lighting.

Interior

The building does not retain any historic lighting. There is a contemporary flush-mount ceiling fixture in the bedroom space.

PHOTOS: 19, 34, 47-48

DATE WORK STARTED: May 5, 2021

DATE WORK COMPLETED: August 24, 2022

Completed Work

Exterior

The Applicants installed a new lantern suspended from the ceiling on the front porch.

Interior

The Applicants installed all new light fixtures that are simple and compatible with the building. These include a mix of recessed downlighting and flush mount ceiling fixtures, with a contemporary chandelier suspended from the ceiling in the office and in the reception/ waiting area. lobby. Bathroom lighting is wall-mounted above the vanities.

**HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
COMPLETED WORK NARRATIVE**

**Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX**

10 of 11

10 FIRE PROTECTION

Pre-Rehabilitation Condition

The building has a sprinkler system with pipes running above ceilings and sprinkler heads dropped below.

PHOTOS: n/a

DATE WORK STARTED: May 5, 2021

DATE WORK COMPLETED: August 24, 2022

Completed Work

The sprinkler system was retained and repaired. Pipes run above ceilings with heads dropped.

**HISTORIC REHABILITATION APPLICATION
PART 2 OF 2
COMPLETED WORK NARRATIVE**

Property Name: 1135 South St. Mary's St
City, County, State: San Antonio, Bexar, TX

11 of 11

11 SIGNAGE; n/a

Pre-Rehabilitation Condition

There is no existing signage.

PHOTOS: n/a

DATE WORK STARTED: n/a

DATE WORK COMPLETED: n/a

Completed Work

The Applicants did not install any new signage.