

HISTORIC AND DESIGN REVIEW COMMISSION

July 02, 2025

HDRC CASE NO: 2025-153
ADDRESS: 293 LOVERA BLVD
LEGAL DESCRIPTION: NCB 9004 BLK 2 LOT 101 THRU 104
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Jusline Sayegh/Estateyinvesment LLC
OWNER: SIXTO & HELEN RODRIGUEZ LIVING TRUST/RODRIGUEZ SIXTO & HELEN LIVING REV TRUST
TYPE OF WORK: Metal roof installation, door infill, and front yard fence and gates installation
APPLICATION RECEIVED: May 19, 2025
60-DAY REVIEW: July 18, 2025
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Infill two existing side doors with stone to match historic stone cladding onsite.
2. Replace the existing composition shingle roof with a standing seam metal roof.
3. Install a 4' tall black metal fence with a pedestrian gate and a driveway gate spanning the front driveway along the south property line.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced.

Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

Replacement Window Standards

- **MATERIALS:** 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.
- **SASHES:** 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.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

Policy Document: Fences in Historic Districts

When new fences are appropriate to the site-specific conditions of the property, applicants must also ensure that the style, height, and configuration of the fence is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514.

- **REAR/PRIVACY FENCE** – Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. Historic evidence may support installing stone, masonry, or stucco walls. They should be set back from the front façade of the building, rather than aligning them with the front façade of the structure, to reduce their visual prominence.
- **FRONT FENCE** – Front yard fences should match in height of neighboring fences or be limited to 4 feet in height and be compatible with the heights of adjacent historic fences. Historic evidence may support installing stone, masonry, or stucco walls and fence bases.
- **FENCE STYLES** – While maintaining respect to individual architecture styles and historic districts, the most common appropriate fence type includes (a) black wrought iron, (b) painted wood picket, and (c) garden-loop.
- **NONCONFORMING FENCES** – Chain-link, barbed wire, corrugated metal, and make-shift fences should be avoided. Grandfathered items may be replaced with appropriate fencing, but should not be reconstructed or expanded upon.
- **PEDESTRIAN GATES** – Pedestrian gates should be located at the intersection of the property's walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining a 4-foot height limit.
- **VEHICLE GATES** – Vehicle gates should be set behind the front façade plane of the house and not span across the front of the driveway. A Front vehicle gate may be considered if the site features an atypical condition including: (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties. Electrical, mechanical, or solar collector equipment should be concealed and minimally visible if used.

FINDINGS:

- a. The property located at 293 Lovera Blvd is a 1-story Minimal Traditional residential structure constructed c. 1940 and first appears on the 1951 Sanborn Map. The primary structure features stone cladding, one-over-one wood windows, a front-facing gable porch roof with metal columns, a side gable composition shingle roof, and a front-facing garage addition. This property contributes to the Olmos Park Terrace Historic District.
- b. ADMINISTRATIVE SCOPES OF WORK – The applicant has received administrative approval for stone cladding repair, stucco installation on the attached garage, in-kind roof replacement, wood window repair, and foundation repair on June 11, 2025. These scopes of work do not require review or approval by the Historic and Design Review Commission (HDRC) and are not a part of the applicant's present request.
- c. SIDE DOOR INFILL – The applicant is requesting approval to infill two existing side doors with stone to match historic stone cladding onsite. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings and to avoid filling in historic door or window openings. The two side building forms appear on the 1951 Sanborn Map, although the footprints shown on the Sanborn Map vary from what exists today. Staff finds that the middle door can be removed and that the furthest rear door opening should be preserved. Replacement with a window may be appropriate.
- d. ROOF REPLACEMENT – The applicant is requesting approval to replace an existing composition shingle roof with a standing seam metal roof. According to Sanborn Maps, most homes in the Olmos Park Terrace Historic District were originally constructed with composition shingle roofs. Over the years, the use of metal roofs as a replacement material has become popular and prevalent within the district. Many other standing seam roofs have been approved with standard stipulations. Staff finds the proposal to be appropriate provided that standard stipulations are met.
- e. FRONT YARD FENCE AND GATES INSTALLATION – The applicant is requesting approval to install a 4' tall black metal fence with a pedestrian gate and a driveway gate spanning the front driveway along the south property line. The Historic Design Guidelines for Site Elements 2.B.i. states new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character, and the design of the fence should respond to the design and materials of the house or main structure. Site Elements 2.B.iii. states to limit the height of new fences and walls within the front yard to a maximum of four feet. Site Elements 2.B.v. states to construct new fences or walls of materials similar to fence materials historically used in the district. The *Fences in Historic Districts* policy document states new vehicle gates should be set behind the front façade plane of the house and not span across the front driveway. Staff finds the installation of the 4' tall black metal fence with the pedestrian and vehicle gate generally appropriate given the existing site conditions.

RECOMMENDATION:

Item 1: Staff does not recommend approval for the infill of two side doors, as proposed. Staff recommends the middle door be infilled and the furthest door be preserved. Replacement of the furthest door with a window would also be appropriate. The window should adhere to the adopted window standards. Any infilled stone should match the original in color and profile.

Item 2: Staff recommends approval with the stipulation that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

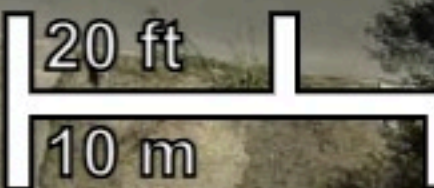
Item 3: Staff recommends approval of the front yard fence and gates installation, based on the findings, with the following stipulations:

- i. That the applicant install a black metal fence and gates with a simple design.
- ii. That the applicant provide a site plan for the fence and gates installation for staff review prior to the issuance of a Certificate of Appropriateness.
- iii. That the fence and gates do not exceed 4' in height.



EagleViewImage

Captured: Mar 20, 2025



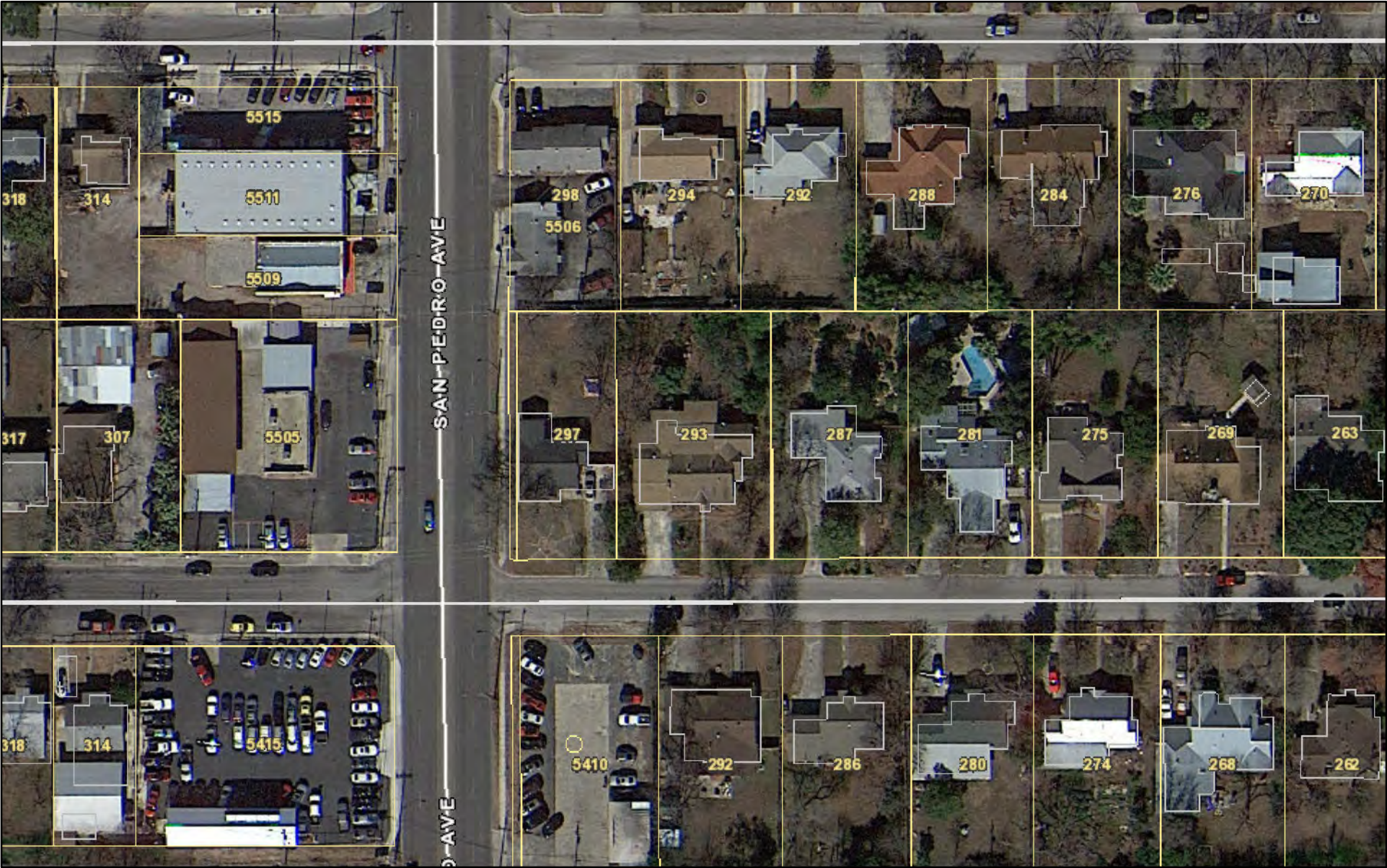


EagleViewImage
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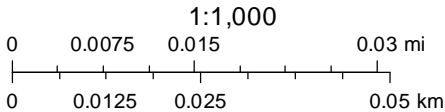
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City of San Antonio One Stop



June 25, 2025



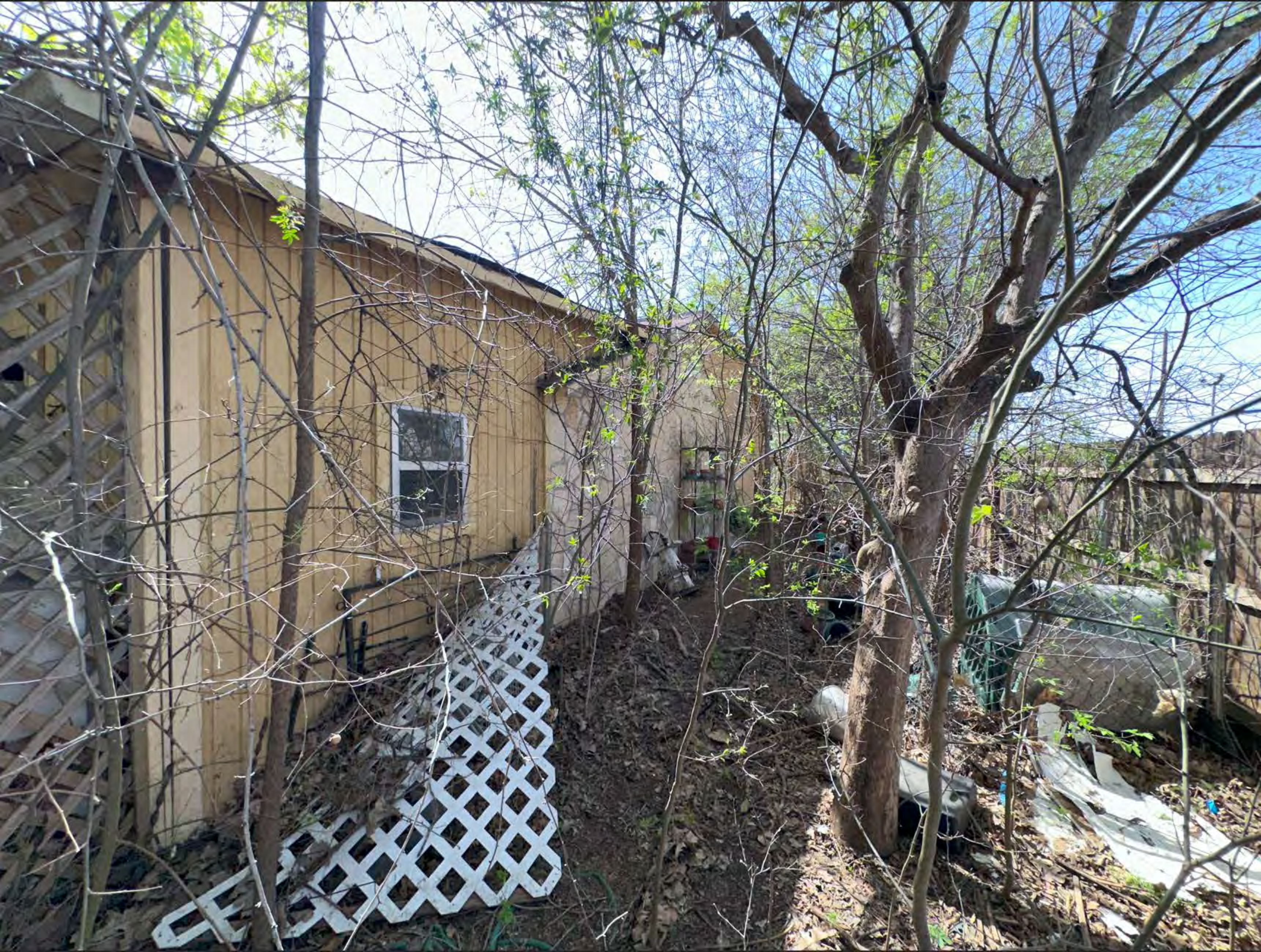


























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