

## HISTORIC AND DESIGN REVIEW COMMISSION

March 19, 2025

**HDRC CASE NO:** 2025-052  
**ADDRESS:** 332 FLORIDA ST  
**LEGAL DESCRIPTION:** NCB 3010 BLK 8 LOT 8-9, N 46 FT OF 17 & N IRR 33 FT OF 18  
**ZONING:** RM-4 CD, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Nathan Manfred/French and Michigan  
**OWNER:** Mae Miranda/MIRANDA FRANCISCO J & MAE H  
**TYPE OF WORK:** Exterior Porch Addition  
**APPLICATION RECEIVED:** February 26, 2025  
**60-DAY REVIEW:** April 27, 2025  
**CASE MANAGER:** Bryan Morales

### REQUEST:

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

1. Construct an approximately 190 sf covered side porch on the primary structure's east side with steps.
2. Construct an approximately 19 sf covered rear porch on the primary structure's south side with steps.
3. Construct an approximately 19 sf covered side porch on the primary structure's west side with steps.

### 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.

#### 2. Massing and Form of Non-Residential and Mixed-Use Additions

##### A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 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

- i. *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.

### FINDINGS:

- a. The property located at 332 Florida was constructed circa 1910 and first appears on the Sanborn maps in 1912. The 2-story, single-family residence features a hipped composition shingle roof with extended side gable and rear hip roof elements, and a 2 -story front porch with craftsmen porch detailing. The house features divided lite and one-over-one wood windows. The property is contributing to the Lavaca Historic District.
- b. PORCH ADDITIONS (LOT COVERAGE) – The applicant is requesting approval to construct three new porches amounting to approximately 228 sf in total footprint. The Bexar County Appraisal District lists the lot size at

approximately 20,216 sf with the primary structure's footprint of approximately 2,653 sf and the detached rear accessory structure's footprint of approximately 792 sf. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The combined current building footprints and the proposed porch additions amount to approximately 18% lot coverage. Staff finds the square-footage of the proposed porch additions conforms to Guidelines.

- c. EAST SIDE PORCH ADDITION – The applicant is requesting approval to construct an approximately 190 sf covered side porch on the primary structure's east side to feature steps, railing to match existing historic railing, a composition shingle roof, and a gable roof form facing Boerne St. The applicant has noted the side porch construction would not modify the existing fenestration pattern onsite and, per the 1912 Sanborn Map, would connect to a previously constructed addition.
- d. EAST SIDE PORCH ADDITION (MASSING & FOOTPRINT) – The applicant is requesting approval to construct an approximately 190 sf 1-story covered side porch on the primary structure's east side. The existing primary structure and detached rear accessory structure are 2-stories in height. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states 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. Staff finds the proposal generally appropriate; however, the proposed depth of the eastern porch should be reduced to match the original porch depth
- e. EAST SIDE PORCH ADDITION (ROOF FORM) – The applicant has proposed to install a gabled roof facing Boerne St. The roof form of the side porch addition will be visible from the public right-of-way from Florida St and Boerne St. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form generally appropriate.
- f. EAST SIDE PORCH ADDITION (ROOF MATERIAL) – The applicant has proposed to install a composition shingle roof on the proposed side porch addition. Additions 3.A.iii. states to match original roofs in terms of form and materials. Staff finds the proposed roof material conforms to Guidelines.
- g. EAST SIDE PORCH ADDITION (MATERIALS) – The applicant is requesting to construct the side porch to feature wood steps, railing, and columns. Additions 3.A.i. states to 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 and that 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. Staff finds the proposed materials conforms to Guidelines.
- h. EAST SIDE PORCH ADDITION (ARCHITECTURAL DETAILS) – The applicant has proposed to construct a side porch addition to include square columns with simple capital and base trim, railing to match historic porch railing onsite, and steps. Additions 4.A.ii states additions should 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. Additions 4.A.iii states applicants should 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. Staff finds the proposed architectural details of the side porch addition generally appropriate; however, the applicant should incorporate traditional 1x3" tongue and groove decking, foundation skirting to match existing skirting in-kind and reveal, and traditional fascia and soffit details.
- i. SOUTH SIDE PORCH ADDITION (MASSING & FOOTPRINT) – The applicant is requesting approval to construct an approximately 19 sf 1-story covered rear porch on the primary structure's south side. The existing primary structure and detached rear accessory structure are 2-stories in height. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states 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. Staff finds the proposal generally appropriate.
- j. SOUTH SIDE PORCH ADDITION (ROOF FORM) – The applicant has proposed to install a gabled roof facing the rear of the property. The roof form of the rear porch addition will be visible from the public right-of-way from Boerne St. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form generally appropriate.

- k. SOUTH SIDE PORCH ADDITION (ROOF MATERIAL) – The applicant has proposed to install a composition shingle roof on the proposed rear porch addition. Additions 3.A.iii. states to match original roofs in terms of form and materials. Staff finds the proposed roof material conforms to Guidelines.
- l. SOUTH SIDE PORCH ADDITION (MATERIALS) – The applicant is requesting to construct the rear porch to feature wood steps, railing, and columns. Additions 3.A.i. states to 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 and that 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. Staff finds the proposed materials conforms to Guidelines.
- m. SOUTH SIDE PORCH ADDITION (ARCHITECTURAL DETAILS) – The applicant has proposed to construct a rear porch addition to include square columns with simple capital and base trim, railing to match historic porch railing onsite, and steps. Additions 4.A.ii states additions should 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. Additions 4.A.iii states applicants should 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. Staff finds the proposed architectural details of the rear porch addition generally appropriate; however, the applicant should incorporate traditional 1x3” tongue and groove decking, foundation skirting to match existing skirting in-kind and reveal, and traditional fascia and soffit details.
- n. WEST SIDE PORCH ADDITION (MASSING & FOOTPRINT) – The applicant is requesting approval to construct an approximately 19 sf 1-story covered side porch on the primary structure’s west side. The existing primary structure and detached rear accessory structure are 2-stories in height. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states 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. Staff finds the proposal generally appropriate.
- o. WEST SIDE PORCH ADDITION (ROOF FORM) – The applicant has proposed to install a shed roof facing the west of the property. The roof form of the side porch addition will be visible from the public right-of-way from Florida St. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form generally appropriate.
- p. WEST SIDE PORCH ADDITION (ROOF MATERIAL) – The applicant has proposed to install a composition shingle roof on the proposed side porch addition. Additions 3.A.iii. states to match original roofs in terms of form and materials. Staff finds the proposed roof material conforms to Guidelines.
- q. WEST SIDE PORCH ADDITION (MATERIALS) – The applicant is requesting to construct the side porch to feature wood steps, railing, and columns. Additions 3.A.i. states to 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 and that 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. Staff finds the proposed materials conforms to Guidelines.
- r. WEST SIDE PORCH ADDITION (ARCHITECTURAL DETAILS) – The applicant has proposed to construct a side porch addition to include square columns with simple capital and base trim, railing to match historic porch railing onsite, and steps. Additions 4.A.ii states additions should 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. Additions 4.A.iii states applicants should 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. Staff finds the proposed architectural details of the side porch addition generally appropriate; however, the applicant should incorporate traditional 1x3” tongue and groove decking, foundation skirting to match existing skirting in-kind and reveal, and traditional fascia and soffit details.

## **RECOMMENDATION:**

Staff recommends approval of items 1 through 3, based on the findings, with the following stipulations:

- i. That the proposed depth of the eastern porch be reduced to match the original porch depth of approximately 8 feet.
- ii. That the applicant install porch decking featuring 1” x 3” tongue-and-groove members laid perpendicular to the attached wall plane.

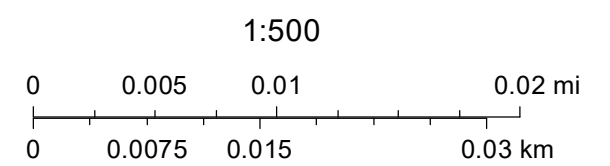
- iii. That new wood columns be a maximum of 6x6” in width and feature a traditional cap and base and chamfered corners.
- iv. That the applicant install porch skirting to match historic skirting onsite.
- v. That the applicant provide updated construction documents incorporating stipulations approved by the HDRC for final review by staff prior to the issuance of a Certificate of Appropriateness.
- vi. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.



# City of San Antonio One Stop



October 9, 2024





## 332 Florida - Carports and Site Improvements



Main House - North Elevation (Front)

September 23, 2024



Main House - East Elevation (Side)



## 332 Florida - Carports and Site Improvements



Main House - South Elevation (Rear)

September 23, 2024

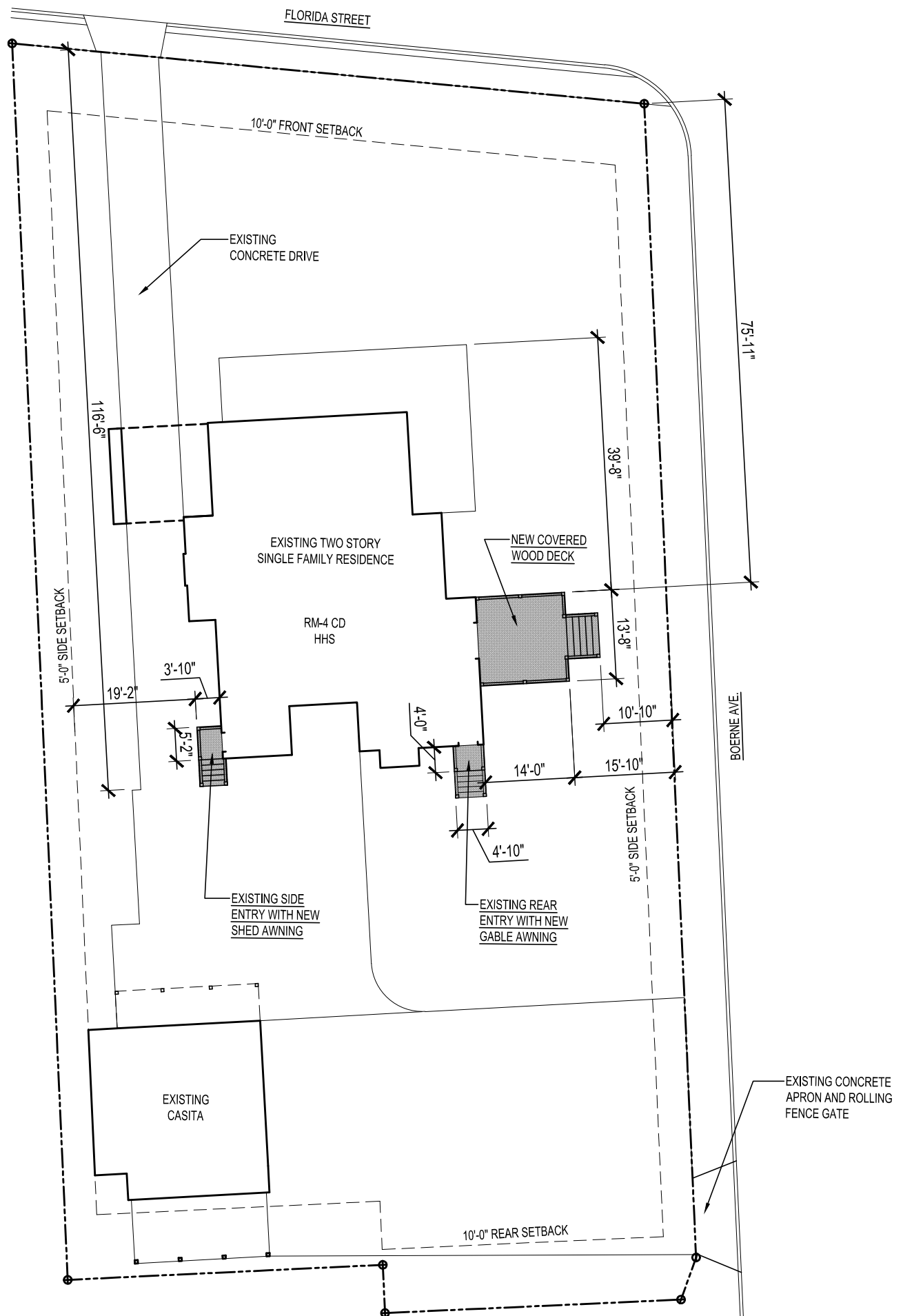
332 Florida - Carports and Site Improvements



Main House- West Elevation (Side)

September 23, 2024





1

# PROPOSED SITE PLAN

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

MARCH 10, 2025



NORTH



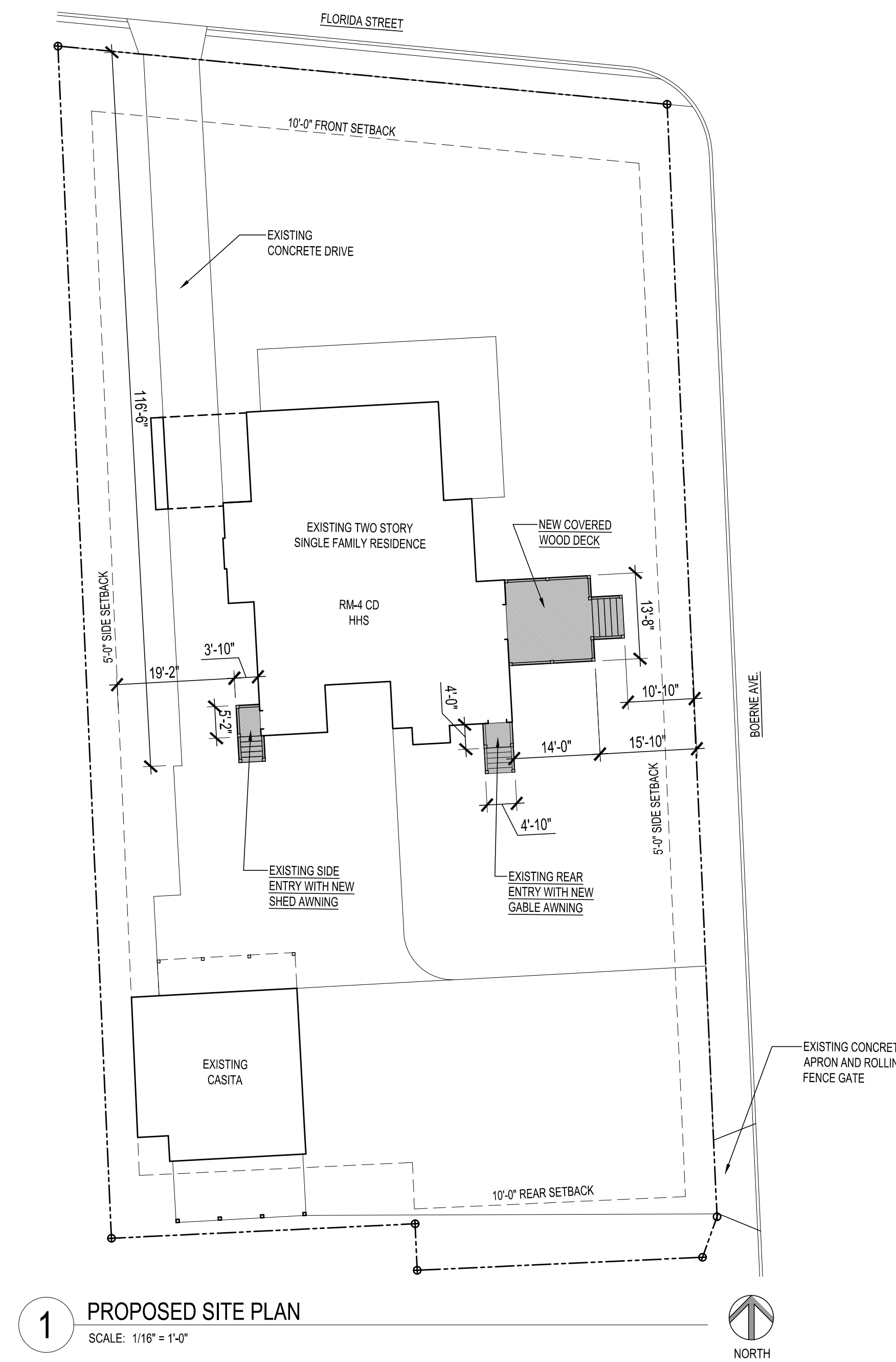
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NORTH ELEVATION - NEW AWNING OVER REAR DOOR

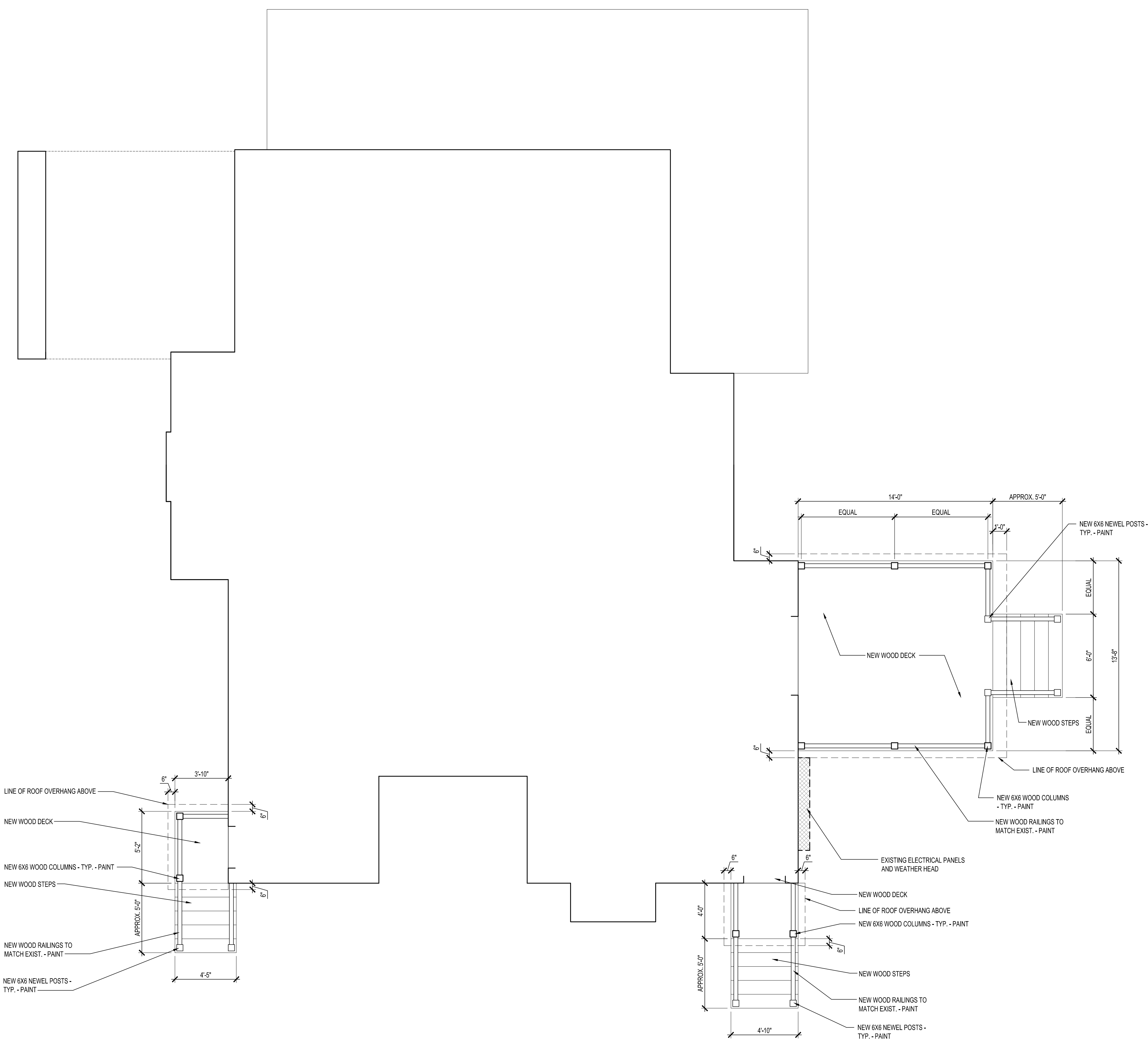
SCALE: 1/4" = 1'-0"

MARCH 10, 2025

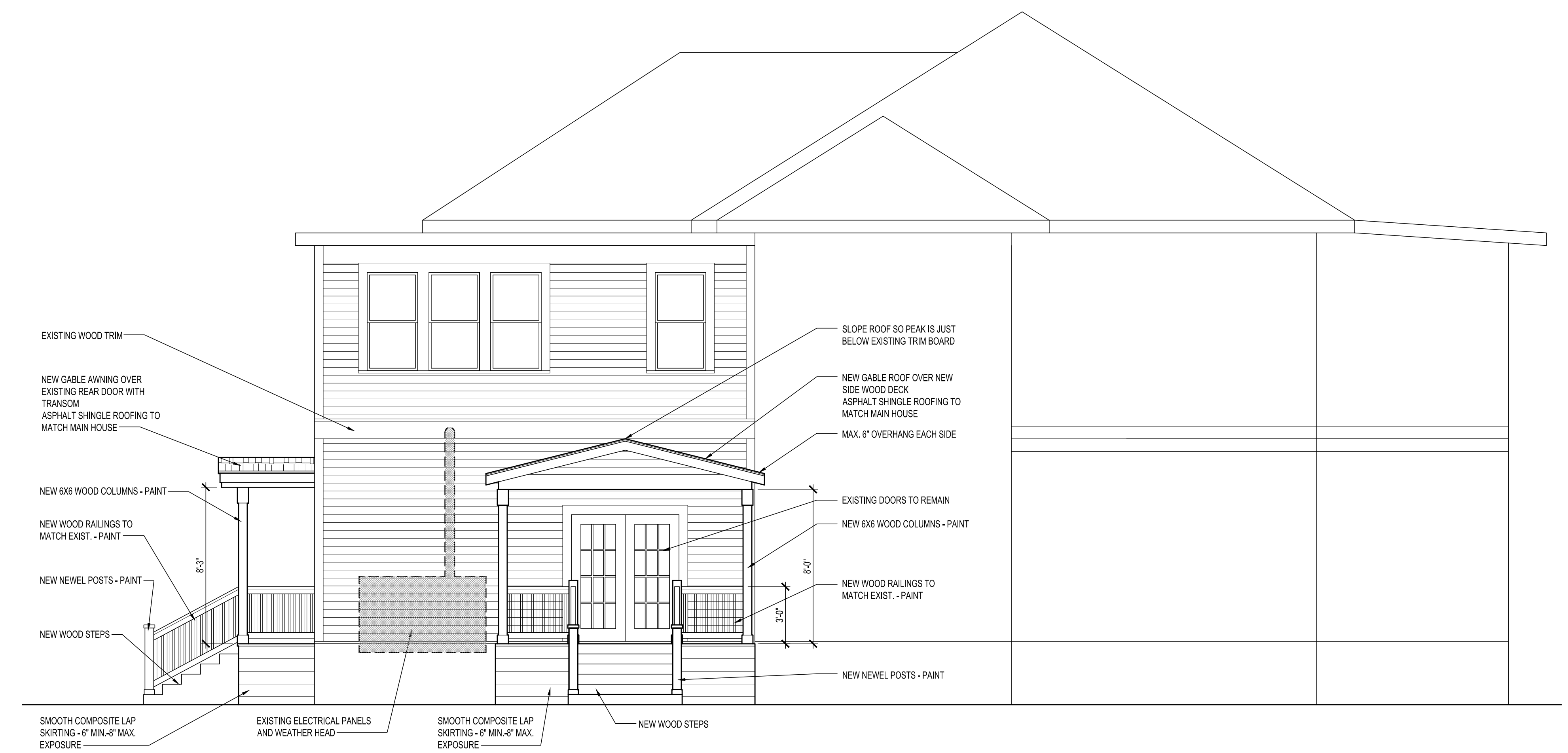




1 PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"



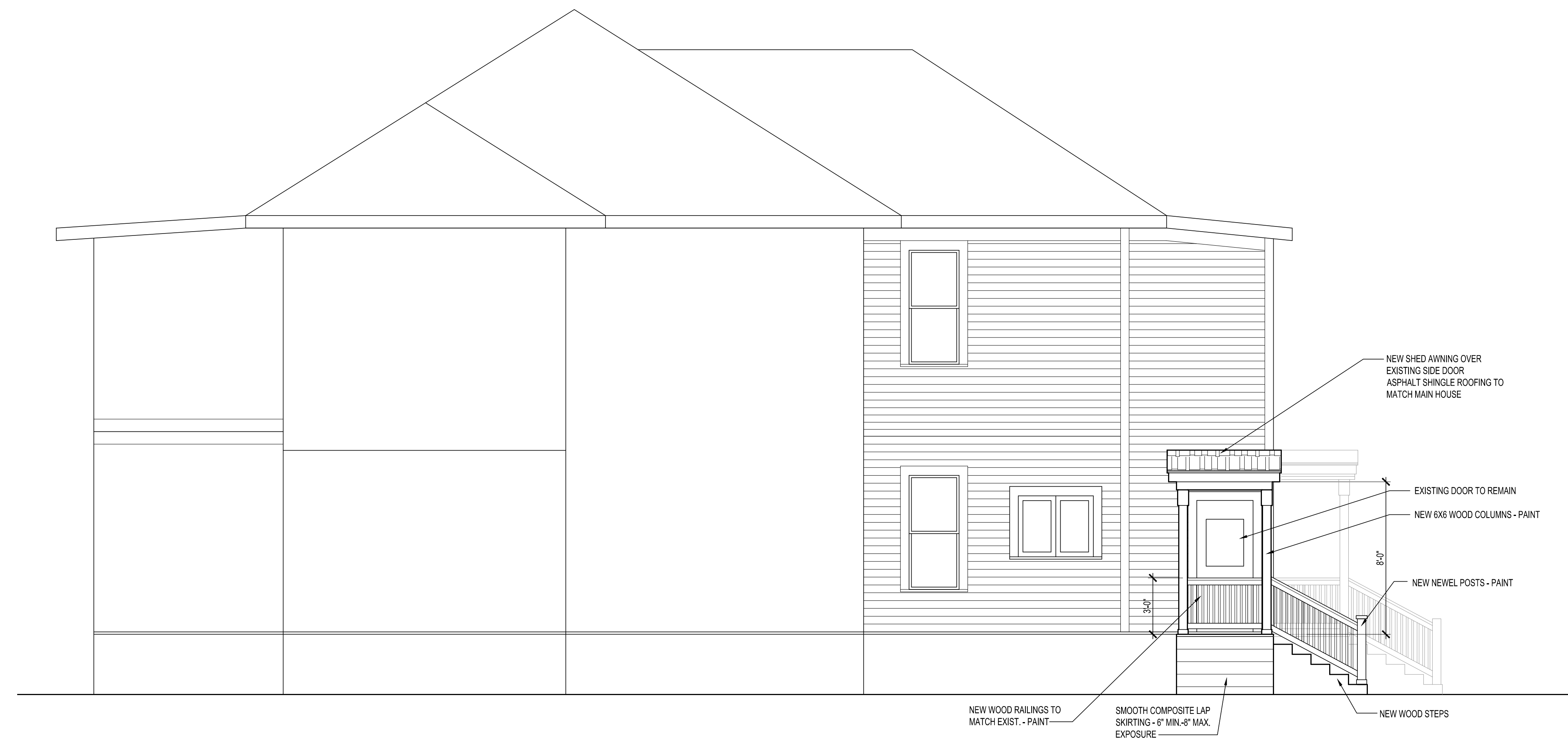
2 PLAN - NEW SIDE AND REAR DOOR STEPS AND AWNINGS & NEW SIDE COVERED PORCH  
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - NEW COVERED WOOD DECK  
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION - NEW AWNING OVER REAR DOOR  
SCALE: 1/4" = 1'-0"



5 EAST ELEVATION - NEW AWNING OVER SIDE DOOR  
SCALE: 1/4" = 1'-0"

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City: San Antonio ▼

Date: 1911-1924 ▼

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