

# HISTORIC AND DESIGN REVIEW COMMISSION

November 6, 2024

**HDRC CASE NO:** 2024-343  
**ADDRESS:** 284 THORAIN BLVD  
**LEGAL DESCRIPTION:** NCB 9009 BLK 5 LOT 2 3, 4 AND E 20.5 FT OF 1  
**ZONING:** O-2, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Olmos Park Terrace Historic District  
**APPLICANT:** Daniel Alonso Medina/DANVAL MANAGEMENT LLC  
**OWNER:** Daniel Alonso Medina/DANVAL MANAGEMENT LLC  
**TYPE OF WORK:** Façade modifications, window replacement, construction of a 1,171-square-foot rear addition, site work  
**APPLICATION RECEIVED:** August 29, 2024  
**60-DAY REVIEW:** October 28, 2024  
**CASE MANAGER:** Caitlin Brown-Clancy

## REQUEST:

The applicant is requesting conceptual approval to:

1. Install front porch modifications.
2. Replace the existing steel casement windows with an in-kind window product.
3. Construct a 1,171-square-foot rear addition.
4. Install a 5,349-square-foot parking lot.
5. Complete site modifications.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern,

including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

## 2. Materials: Masonry and Stucco

### A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

## 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.

#### 4. Materials: Metal

##### A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

#### 5. Architectural Features: Lighting

##### A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

#### 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.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.



- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## 11. Canopies and Awnings

### A. MAINTENANCE (PRESERVATION)

- i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

## 12. Increasing Energy Efficiency

### A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

#### *Standard Specifications for Original Wood Window Replacement*

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window

product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.

- MATERIAL: 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.

- 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: 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 finish. 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.

- 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.

### *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.

## 5. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

### B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 6. Designing for Energy Efficiency

### A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

*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 finish. 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 284 Thorain is a 1-story, stone-clad residence constructed in the Minimal Traditional style circa 1948. The property first appears in the 1938 city directory, and on Sanborn Fire Insurance maps in 1950, where it appears with the existing breezeway and garage. The house is located on the southwest corner of the intersection of Thorain Blvd and San Pedro Ave, corner of a block bound to the north by Thorain Blvd, the west by San Pedro, the south by W Mandalay Dr, and the east by Howard St. Windows are metal casement, and the side-gabled roof is clad in composition shingle. The property contributes to the Olmos Park Terrace Historic District.

b. **DESIGN REVIEW COMMITTEE** - The Design Review Committee (DRC) met virtually with the applicant on 9/24/24. The DRC members discussed their concern over the removal of the existing stone as well as the proposed front porch modifications.

c. **FRONT PORCH MODIFICATIONS** – The applicant has proposed to modify the front porch entry to feature a flat-roof porch roof with a limestone-clad support column in a mid-century or contemporary style. Additionally, the applicant has proposed to modify the front door opening to feature full-lite double doors. The applicant has proposed to modify the porch to feature a side entry concrete ramp and steps. According to Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. 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. Additionally, Guideline 7.B.iv for Exterior Maintenance and Alterations states that replacement elements, such as stairs, should be designed to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance. Staff finds that the front door opening modification and the front porch column and awning to be inconsistent with the Guidelines. The modification of the concrete porch steps and ramp is appropriate.

c. **WINDOW REPLACEMENT** – The applicant has proposed to replace the original steel casement windows with new steel casement windows to match the existing lite configuration and profile. Guideline 6.B.iv. for Exterior Maintenance and Alterations states that replacement windows should be installed 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. Staff conducted a site visit on September 26, 2024, to inspect the condition of the existing windows. The windows have not had regular maintenance for several years, which has rendered most of the windows inoperable and prone to water infiltration furthering their worsening condition. Some windows feature poor repairs. All windows will require extensive repairs not limited to putty, caulking, paint and rust removal in addition to hardware and glazing replacement. Staff finds that the replacement of the existing steel casement windows with a replacement product that matches the size, type, configuration, material, form, appearance, and detail to be appropriate.

d. **ADDITION: LOT COVERAGE** – The applicant has proposed to construct a 1-story rear addition. The existing structure features a footprint of 1,487 square feet and the applicant has proposed an 1,171-square-foot rear addition. Additionally, the applicant has proposed a 5,349-square-foot paved parking lot. According to the Bexar County Appraisal District, the total lot is 14,688 square feet, making the total lot coverage for the proposed building footprint 18 percent; however, the total percentage of impermeable surfacing would exceed 55 percent. 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. While the proposed building-to-lot ratio is generally appropriate, staff finds that the applicant should reduce the amount of paving by introducing permeable surfacing to comply with the Guidelines.

e. **ADDITION: MASSING AND FOOTPRINT** – The applicant has proposed to construct a rear addition that will not extend past the footprint of the historic structure. The guidelines state that new additions should never result in the doubling of the historic building footprint. Guideline 2.B.i for Additions states that the height of side or rear additions should be limited to the height of the original structure. The property is a corner lot, and the original structure is oriented toward Thorain. The new addition will be highly visible from San Pedro but will not exceed the height of the principle structure. Staff finds that the proposal is generally appropriate due to the commercial-residential context of the San Pedro streetscape; however, the applicant should submit fully dimensioned drawings to staff for review.

f. **ADDITION: ROOF** – The applicant has proposed to install a side gable roof form on the proposed addition to match the existing roof forms on the primary structure and accessory structure. The guidelines state that additions should 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. Staff finds the proposal consistent with the Guidelines.

g. **ADDITION: NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install fixed windows of varying proportions on the addition and a glazing system for an atrium-like space. Guideline 2.C.i for New Construction states that applicants should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Staff finds the proposal generally appropriate but finds that the applicant should install windows with traditional operations. The installation of fixed windows, with the exception of the glazing system, would not be appropriate.

h. **ADDITION: RELATIONSHIP OF SOLIDS TO VOIDS** – According to the Historic Design Guidelines, the façade of new additions should be in keeping with established patterns. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposal generally appropriate.

i. **ADDITION: MATERIALS: NEW WINDOWS AND DOORS** – At this time, the applicant has not submitted material specifications for the proposed doors and windows on the new addition. Guideline 3.B.i for Additions states that 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, may not be used. Staff finds that the applicant should submit material specifications for the proposed doors and windows to staff for review and approval.

j. **ADDITION: MATERIALS: FAÇADE** – The applicant has proposed to install stucco cladding with limestone accents and a composition shingle roof on the proposed addition. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds the proposal consistent with the Guidelines.

k. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

l. **PARKING LOT INSTALLATION** – The applicant has proposed to install a 5,349-square-foot paved parking lot to the rear of the proposed addition with access from San Pedro. The property currently features curb cuts on both San Pedro and Thorain. The applicant has proposed to relocate the curb cut on San Pedro and install a 14-foot-wide curb cut for the parking lot. Due to the commercial context of San Pedro, this is generally appropriate. As mentioned in finding d, the applicant's proposal exceeds the total percent of lot coverage recommended in the Historic Design Guidelines. Staff recommends that the applicant introduces permeable surfacing on the south side of the lot to reduce the percentage of total lot coverage and mitigate water runoff.

m. **LANDSCAPING AND SITE WORK** – The applicant has submitted a landscaping plan showing the intention to retain the front lawn, remove the front driveway and install grass, retain existing trees and plant addition trees, install a seating area on the east side of the property, install motorcycle and bicycle racks along San Pedro, and install front walkway pavers from San Pedro and Thorain to the front entrance. Guideline 5.A.i. for Site Elements states that historic sidewalk and walkway paving materials—often brick or concrete—should be retained in place. Staff recommends that the applicant retains the existing front walkway footprint, dimensions, material, and configuration and does not introduce an additional front walkway to the site.

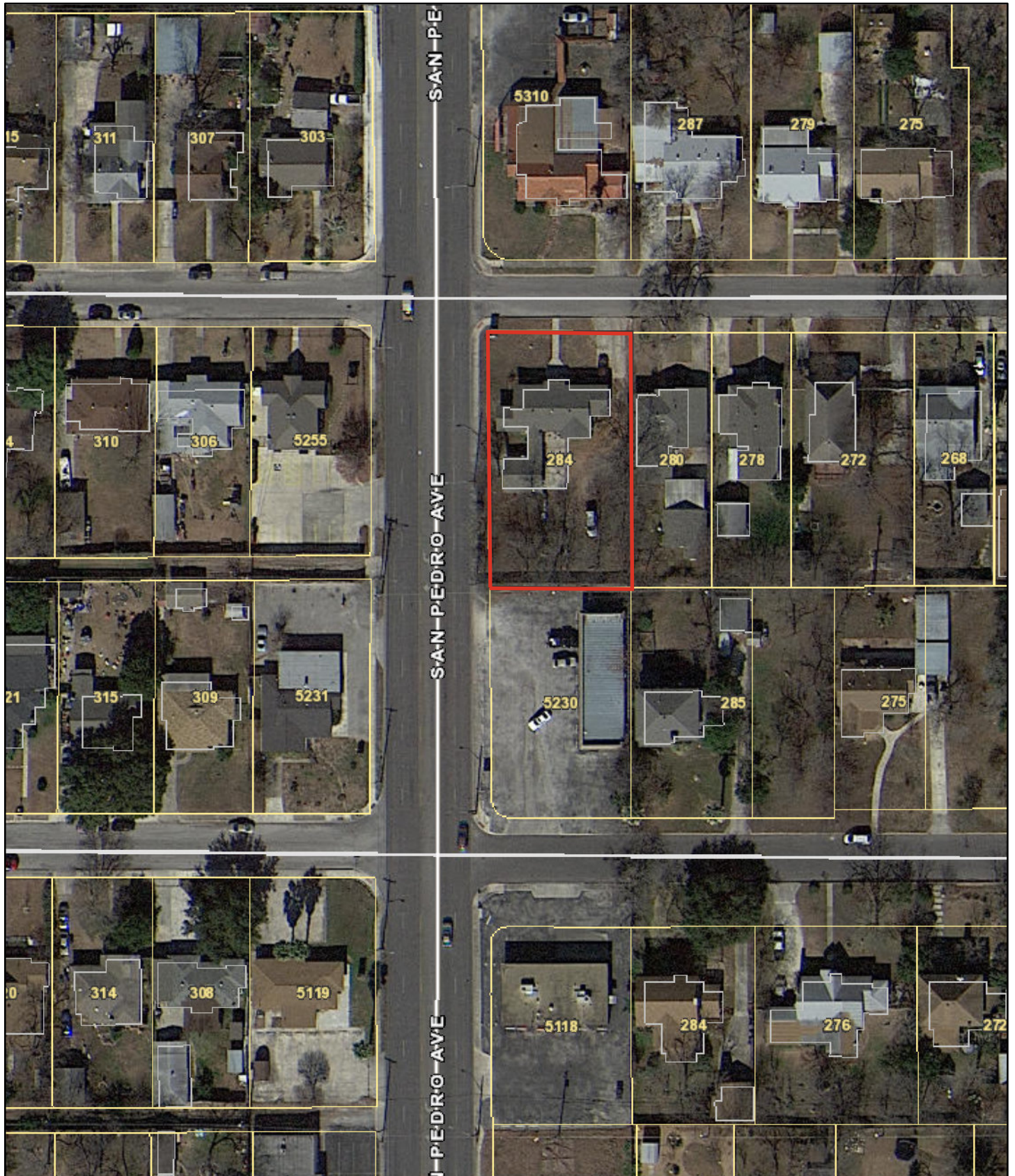
## **RECOMMENDATION:**

1. Staff does not recommend approval of front porch modifications based on finding c. The front concrete steps may be modified.
2. Staff recommends approval of the window replacement based on finding c with the following stipulation:



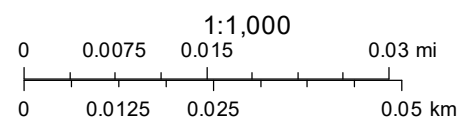
- ii. That the applicant submits material specifications for the proposed replacement window product showing that the product matches the existing windows in size, type, configuration, material, form, appearance, and detail to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
  - iii. That the applicant updates the elevation drawings to show window sizes and placement matches the existing window configuration and submits to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- 3. Staff recommends conceptual approval of the addition to the original structure based on findings d through j with the following stipulations:
  - i. That the applicant submits material specifications for the proposed doors and windows to staff for review prior to returning to the HDRC for final approval based on findings g through i. The windows should feature an inset of at least 2 inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25" for sashed windows, or the applicant can propose windows that match the windows on the primary structure.
  - ii. That the applicant submits fully dimensioned and detailed drawings to staff for review prior to returning to the HDRC for final approval based on finding e.
- 4. Staff recommends approval of the parking lot installation based on findings d and l with the following stipulations:
  - i. That the applicant reduces the amount of paving by introducing permeable surfacing to comply with the Guidelines based on findings d and l. The applicant is required to submit an updated site plan and material specifications to staff for review prior to the issuance of a Certificate of Appropriateness.
- 5. Staff recommends approval of the site modifications based on finding m with the following stipulation:
  - i. That the applicant retains the existing front walkway footprint, dimensions, material, and configuration and does not introduce an additional front walkway to the site. The applicant is required to submit an updated dimensioned site plan with material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

# City of San Antonio One Stop

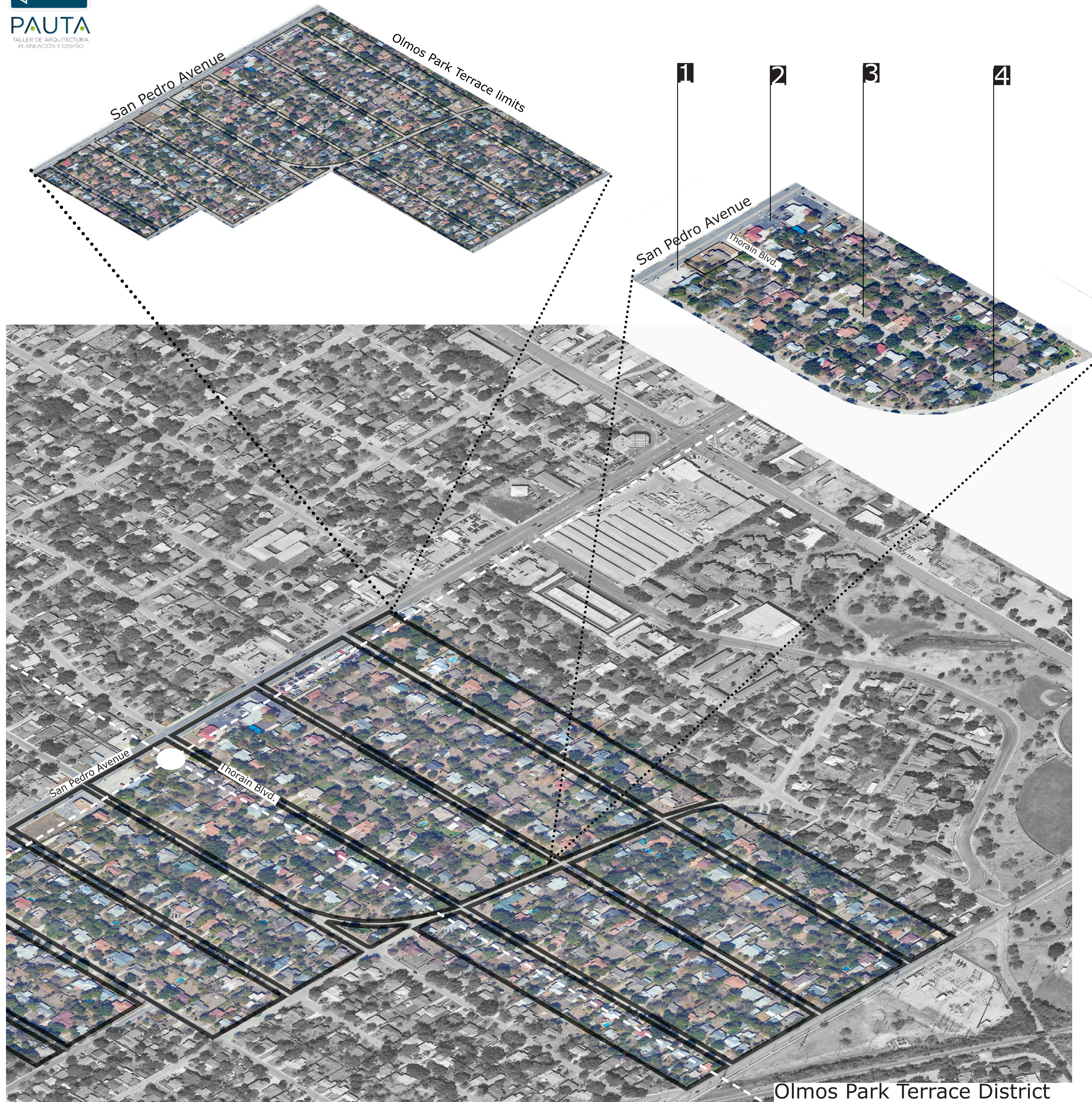


September 17, 2024

— User drawn lines







## THORAIN BLVD. 284

### LOCATION AND CONTEXT:

The Olmos Park Terrace District is located approximately three miles north of downtown San Antonio, just west of Olmos Park.

The neighborhood was designed in 1931 and most of the houses were built in the 1930s and 1940s. Most of the buildings are single level houses influenced by minimal traditional or ranch styles. Some common exterior materials are stone and asbestos shingles. Stone is a common material, specially along Thorain Boulevard.

Lot Size: Consistent size  
Lot Form: Rectangular

Front delays: The houses are consistently set back with a front yard.

Lateral Delays: The houses are independent and consistently separate from their neighbors.

Exit Location: A central pedestrian walkway leads from the street to the front door of each house. Many pedestrian walkways are curvilinear.

Location of vehicular access: Most lots include vehicular accesses, but the locations are irregular.

Annexed buildings: On some lots, single-story garages separate from the main building are located at the rear of the yard, and accessed by vehicular access. Other houses include garages attached to the main building



North Facade

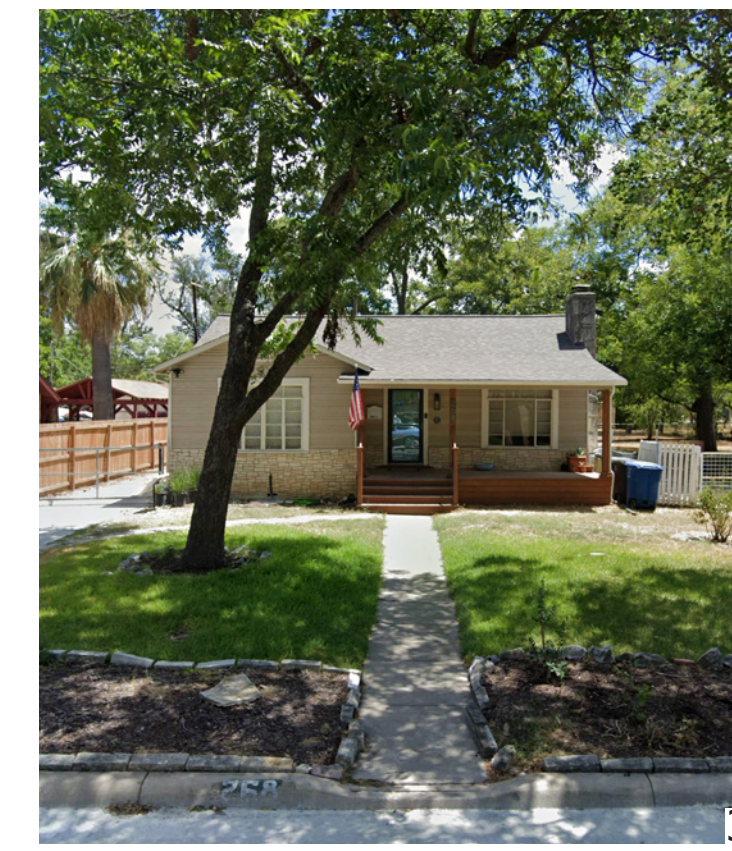
### Context and buildings for reference



1  
Parking in the back lot  
5230 Sn Pedro Avenue



2  
Parking and sidewalk  
5401 Sn Pedro Avenue



3  
Facade typology, use of stone  
268 Thorain Blvd.



4  
Use of bricks on the facade  
258 Thorain Blvd.

### Current conditions of the building



A  
South Facade



B  
Interior Conditions



C  
South Facade Detail



D  
Current state of exterior materials



E  
Structural conditions



F  
Interior Conditions



G  
Windows conditions



H  
Floor Conditions

In the previous images it is possible to see the internal damage that has been generated over the years due to the lack of adequate and continuous maintenance, which has caused the damage to be transferred from the exterior to the interior, making us think about having to carry out important removals in various areas, which are only possible to detect when the work is being carried out on the site, and our project shows a possible solution by anticipating these events.

The damage that the building presents as shown in the photographs, on the exterior of the facades, makes us think about a replacement and reinterpretation of some of the existing materials, which are also presented in the proposal, such as large fissures, steps of humidity, detachments of architectural elements, total deterioration of windows, partial replacement of roofs and improvement of areas that are in salvageable conditions.



South Facade



East Facade





1. Access and Coffee Area



2. Diversity of work spaces



3. Main Gallery view



Interior view



Aerial View



Isometric



# THORAIN BLVD. 284

Regulation-based proposal

**Materials and Complements:**  
It is intended that with the proposed exterior finishes, the materials already existing in the historic façade such as stone will be recovered, in such a way that it can be used in the new structure, giving continuity to the finishes and in this way rescuing them.

**Architectural Details:**  
All facades towards the public space are intended to be preserved according to the requirements of the guide, also according to the state of conservation of the elements themselves.

**Contemporary Interpretations:**  
At all times, examples of reinterpretations of the context itself are being considered to create a harmonious balance between what exists, the context and the proposed solution to the project.

The project proposes the change of metal fences according to the guide of elements of the place, with a proposal for wooden fences according to historical and contextual design. Likewise, new absorption and planting areas are planned, respecting the spaces.



North Facade



East Facade

A backyard is planned as a terrace, with delimiting elements considered as wooden fences. This façade, being the least visible on the land, allows the proposal of a large window to provide greater lighting and ventilation to the interior, since the entire historic building lacks these qualities.

According to the client's needs and the new use of the building, we have the possibility of making a proposal for energy improvement in terms of lighting and electrical energy through solar panels (if possible and accepted), taking into account that the orientation and inclination of the roofs are favorable for this implementation.



Section A-A'

The conditions of the corner property allow us to locate the vehicular entrance to the commercial corridor of San Pedro Avenue, managing to respect the historical typology of Thorain Blvd.

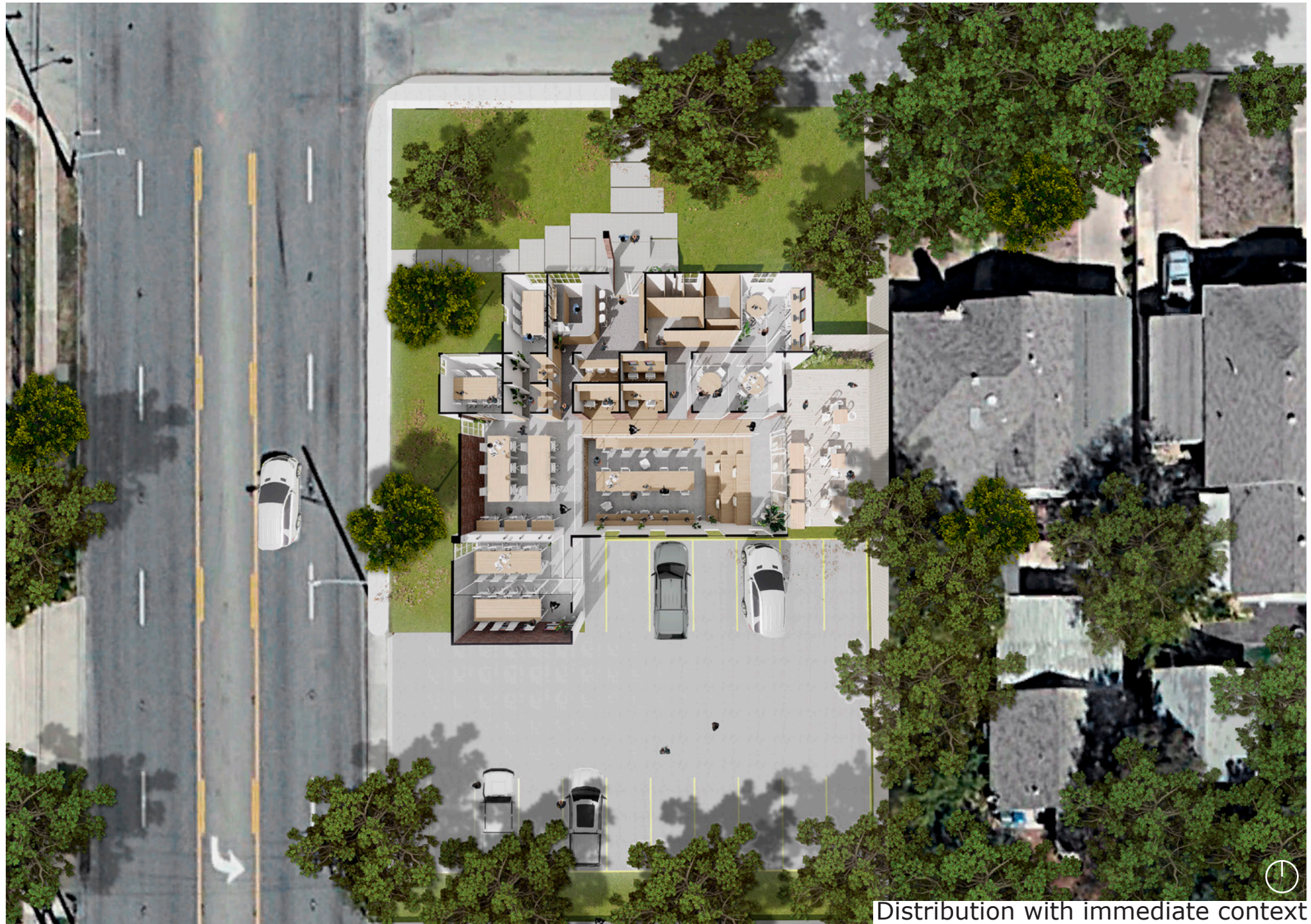


Top view with immediate context



Section B-B'

At the same time that the volume and heights on the exterior are respected, the aim is to gain the breadth and quality of the interior space through a slight excavation, which will allow us to have a greater volume of air and natural thermal cushioning that will help the air flow. internal. At the same time, it allows a visual and spatial sensation of comfort and psychological well-being.



Distribution with immediate context

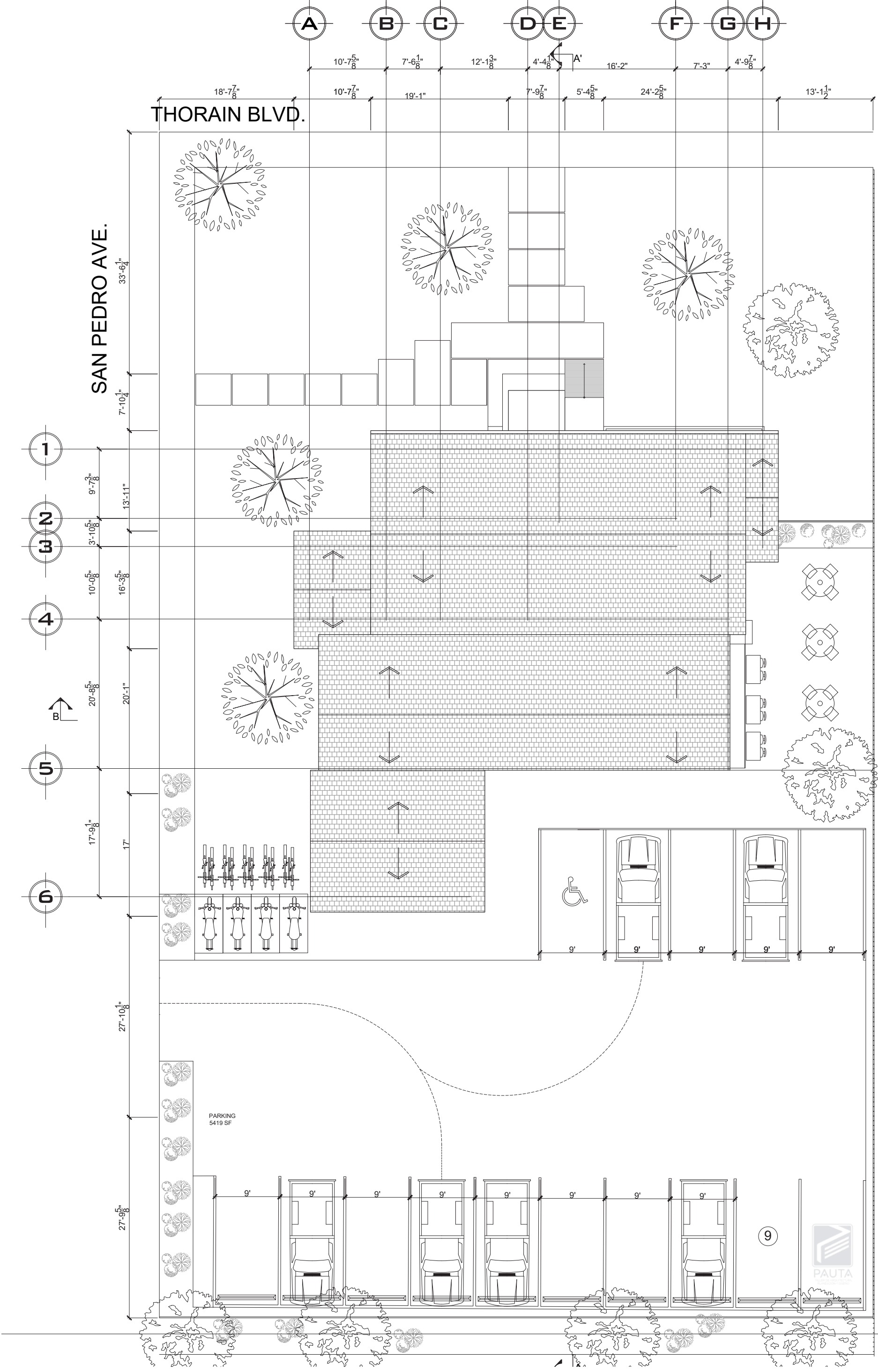
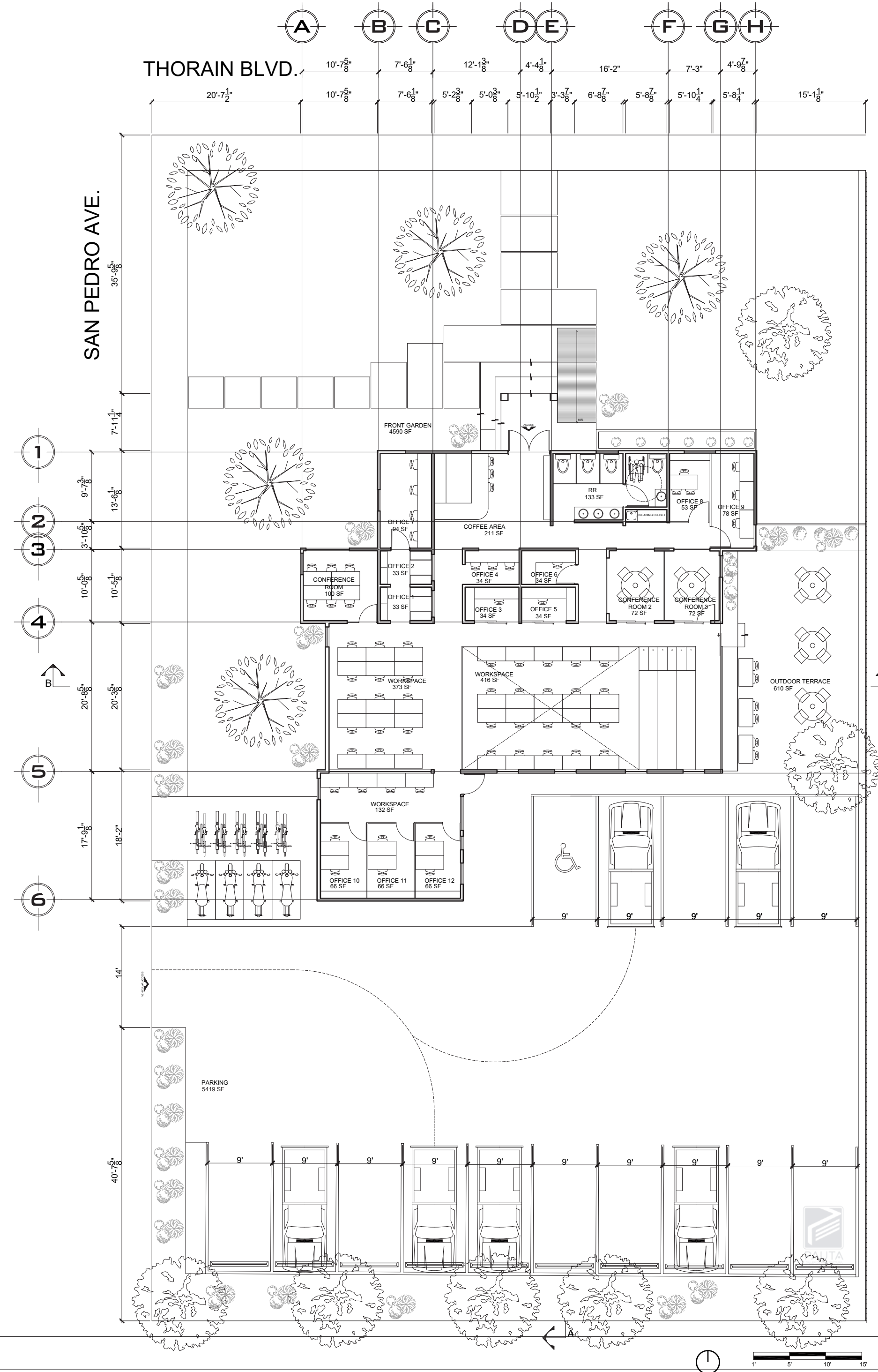




North Facade



West Facade



ROOF OPTIONS



Option 3



Option 2

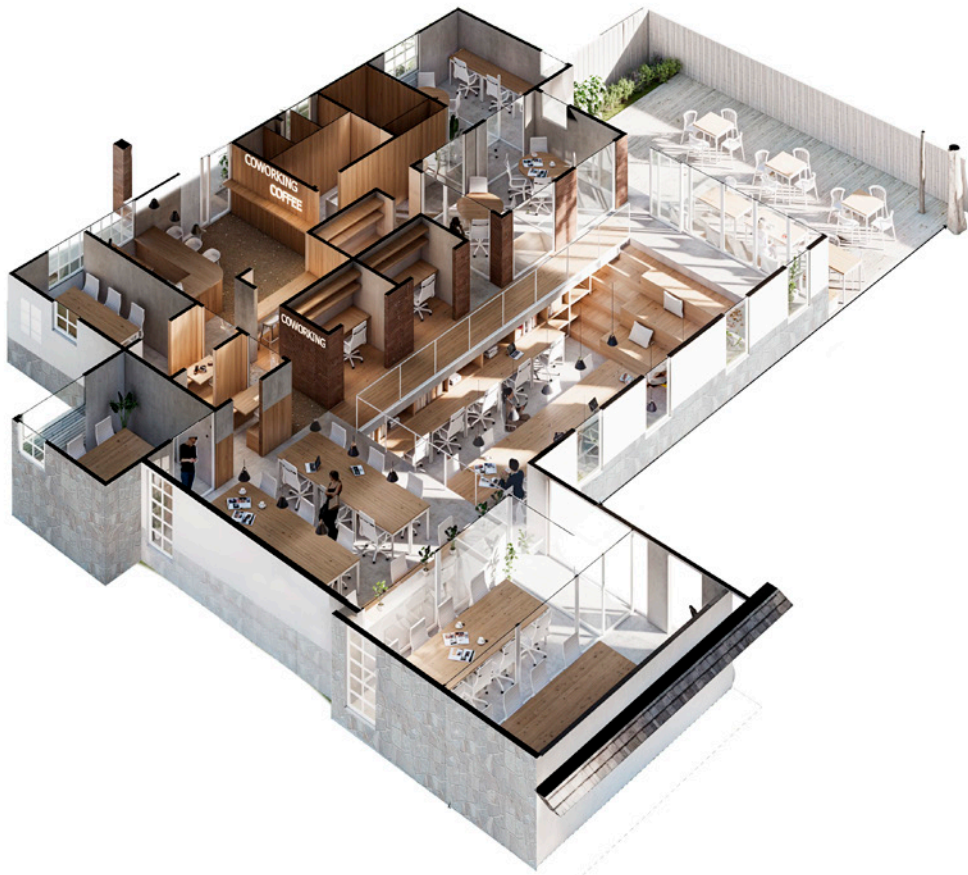


Option 1

According to document 3 of the additions guide, the indication of a roof similar to a shape, overhang and orientation to the existing one is taken as a premise.

Based on document 3 (addition guide), a volumetric expression is carried out where there is a retraction of the new volume with respect to the historic building, visually differentiating the addition.

Shape and mass scale:  
In the proposed roofs, respect for the limit of the heights of the ridges with reference to the existing ones is observed, giving a sense of continuity between the new and the historical, in such a way that, as provided in section B, the new structures do not distract from the importance of the pre-existing ones, without seeking the equality of elements, but rather the coexistence of the volumes harmoniously.







CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: 9/24/2024

HDRC Case #:

Address: 284 Thorain

Meeting Location: WebEx

APPLICANT: Daniel Alonso, Francisco Aguirre

DRC Members present: Roland Mazuca, Jeffrey Fetzer, Jason Vasquez

Staff Present: Rachel Rettaliata

Others present:

**REQUEST:** Window replacement, facade modifications, rear addition, site modifications

**COMMENTS/CONCERNS:**

Daniel: We would like to implement this in a modern way but to retain the historic features of the area. We also have security issues and we believe that these modifications will help the area by removing the vacancy issue.

Jeffrey Fetzer: Are you proposing steal sash windows?

Daniel: Yes, we are proposing to install new steel windows. Just because the current windows have been severely damaged and the operational systems have been tampered with.

JF: Can you explain the rationale behind removing the upper portion of the stone veneer?

Daniel: The stone is badly deteriorated in that area.

JF: My first reaction is that the stone is a character-defining material for this house and is prevalent in the neighborhood. If there is another way to repair the damage and insulate from the inside, I think keeping the stone would be important for this rehabilitation.

Daniel: Can we put any wood in place of the stone?

Roland Mazuca: I think the stone is rather handsome and that it is character defining for the stone. I wonder if you have made arrangements to send the water to San Pedro, rather than sending the water to your neighbors, which would happen if it was just flat?

Jason Vasquez: The stone goes all the way around the house, are you proposing to take it off the sides?

Daniel: Yes, the west side will retain the stone and then the addition will feature stone and stucco.

JF: A new front porch could work as the existing porch is not original, the brick at the porch is a new element, and the brick is introducing a new material to the project, if the windows are beyond repair then replacing them in-kind would be appropriate. The finishing on the addition, tying it in with the stone base with stucco is appropriate, as for the south elevation as well. Keeping the historic house all stone would be the appropriate approach for this project. This will let the history of the buildings and the new additions read appropriately. I think the partial basement in the addition is ambitious. I would try to maintain the existing house exterior as much as possible. As Roland said, drainage would be important and regrading the site will help keep water away from the house and the partial basement area.

RM: In particular times when it floods, the water table is going to be very high.

JV: I agree with Jeff on the introduction of the new material, it changes the style of the whole home. Leaving the front facade alone would be best. A rendering of the back would be helpful.

JF: The glass curtain wall on the back side is appropriate since it is the addition. Looking at the existing front facade and the rest of the existing building and trying to work with it as much as possible. Some modifications to the front porch may be appropriate. The mid-century intervention may be too much.

JF: I don't see any front-yard fencing along Thorain. The glass curtain wall can be protected by a rear-yard fence.

JV: What is it currently zoned





OWORKI  
COF