

# HISTORIC AND DESIGN REVIEW COMMISSION

November 01, 2023

**HDRC CASE NO:** 2023-336  
**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:** Arturo Pontifes  
**OWNER:** DANVAL MANAGEMENT LLC  
**TYPE OF WORK:** Addition, fenestration changes, parking/driveways, fencing  
**APPLICATION RECEIVED:** August 04, 2023  
**60-DAY REVIEW:** October 03, 2023 (Postponed by applicant starting September 06, 2023)  
**CASE MANAGER:** Jessica Anderson  
**REQUEST:**

The applicant requests a Certificate of Appropriateness for approval to:

1. Construct a 990-square-foot rear addition.
2. Add a casement window to the west elevation of the existing garage.
3. Relocate one 36"x40" metal casement window and add one 36"x40" metal casement window on the primary elevation.
4. Replace the existing stucco cladding on the garage with stone cladding.
5. Pave the backyard for parking and add a driveway and curb cut on the San Pedro side of the property.
6. Install a metal fence around the property with gates at driveways.
7. Extend the existing driveway north along the east side of the existing house.

## APPLICABLE CITATIONS:

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

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.

## 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.

## *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.

## 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 Alterations 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

- ii. *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.

## *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 1. Topography

#### A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public

right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

## 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.

## 3. Landscape Design

### A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

## B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

## C. MULCH

- i. *Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
- ii. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

## D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

### B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

### C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

## FINDINGS:

- a. The property at 284 Thorain is a single-story, stone-clad, Minimal Traditional-style residence with a stucco-clad garage and breezeway built c. 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 COMMISSION: The applicant met with the Design Review Committee (DRC) on Tuesday, October 24, 2023. Notes are included in this case file.
- c. ADDITION: The applicant requests to construct a 990-square-foot addition that connects the existing primary and accessory structures. Staff finds the addition generally appropriate, but that the applicant should update plans and submit a roof plan to show a consistent roof height across elevations.
- d. LOT COVERAGE (ADDITION): The applicant requests to construct a 990-square-foot addition. The total square footage of the existing primary structure is 1,493 square feet, plus a 360-square-foot rear garage attached to the primary structure via a 100-square-foot breezeway, bringing to total lot coverage to 1,953 square feet. The lot is 14,688 square feet, per BCAD. 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 applicant proposes a total square footage of 2,843 (not including flatwork), for approximately 19% lot coverage. Staff finds the lot coverage consistent with the guidelines.
- e. MASSING AND FOOTPRINT (ADDITION): The applicant requests to construct a 990-square-foot addition. The applicant proposes to retain 1,853 of the existing primary structure, bringing the proposed total footprint to 2,843 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that 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 proposed addition consistent with the Guidelines.
- f. ROOF FORM (ADDITION): The applicant provided elevations that report the highest roof form as being either 13 or 14 feet tall. Historic Design Guidelines for 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 conforms to guidelines, but that the applicant should update plans and submit a roof plan to show a consistent roof height across elevations.
- g. ARCHITECTURAL FEATURES: WINDOWS (ADDITION): The applicant proposes to install metal casement windows for the addition. Historic Design Guidelines for Additions 4.A.i says to 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. Staff finds the windows proposed conform to guidelines.
- h. ARCHITECTURAL DETAILS: CLADDING (ADDITION): The applicant proposes stone cladding for the addition. Historic Design Guidelines for Additions 3.A.i says 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. 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 cladding for the addition appropriate, but that the applicant introduce a visual break in the materials or introduce a setback to differentiate the existing structures from the addition.
- i. FENESTRATION CHANGES (GARAGE): The applicant proposes to install a 30-lite metal casement window on the west elevation of the existing garage. Staff finds this generally appropriate.
- j. FENESTRATION CHANGES (PRIMARY ELEVATION): The applicant proposes to relocate one 36"x40" metal casement window and add one 36"x40" metal casement window on the existing primary elevation. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says to preserve existing window and door openings, and to avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds the request does not conform to guidelines.

- k. **GARAGE CLADDING:** The applicant proposes to replace the existing stucco cladding on the garage with stone to match the primary structure. Historic Design Guidelines for Exterior Maintenance and Alterations 2.B.i says repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Staff finds that the request does not conform to guidelines, and that the stucco cladding should be repaired and repainted.
- l. **GARAGE DOORS (PEDESTRIAN):** The applicant proposes a no-lite and half-lite doors for the existing garage. Staff finds replacement doors generally appropriate, but that the applicant must submit manufacturer's specifications for the product to staff for review.
- m. **PARKING, DRIVEWAY, AND CURB CUT:** The applicant proposes to pave the backyard and add 19 parking spots with a new driveway and curb cut opening onto San Pedro. Historic Design Guidelines for Site Elements 1.A.iii says to minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible. Guideline 3.B.1 says do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located. Though the introduction of a new driveway and curb cut on the San Pedro side of the lot is generally appropriate, staff finds the proposed parking lot does not conform to guidelines.
- n. **FENCING:** The applicant proposes to install a metal fence around the property with gates at driveways. Fences not exceeding 6' in height and installed behind the front facade are eligible for administrative approval. However, the site plan submitted by the applicant shows fencing of unspecified height around the entire parcel, with a gate across the Thorain-facing driveway. Staff finds a 6' fence and gate generally appropriate when installed behind the front facade, but that a front-yard fence exceeding 4' in height with a gate at the sidewalk across the driveway do not conform to guidelines,
- o. **DRIVEWAY:** The applicant requests to extend the existing east driveway to the rear of the property. Staff finds this generally appropriate.

### **RECOMMENDATION:**

Staff recommends approval of items 1 and 2, based on findings a through i, with the following stipulations:

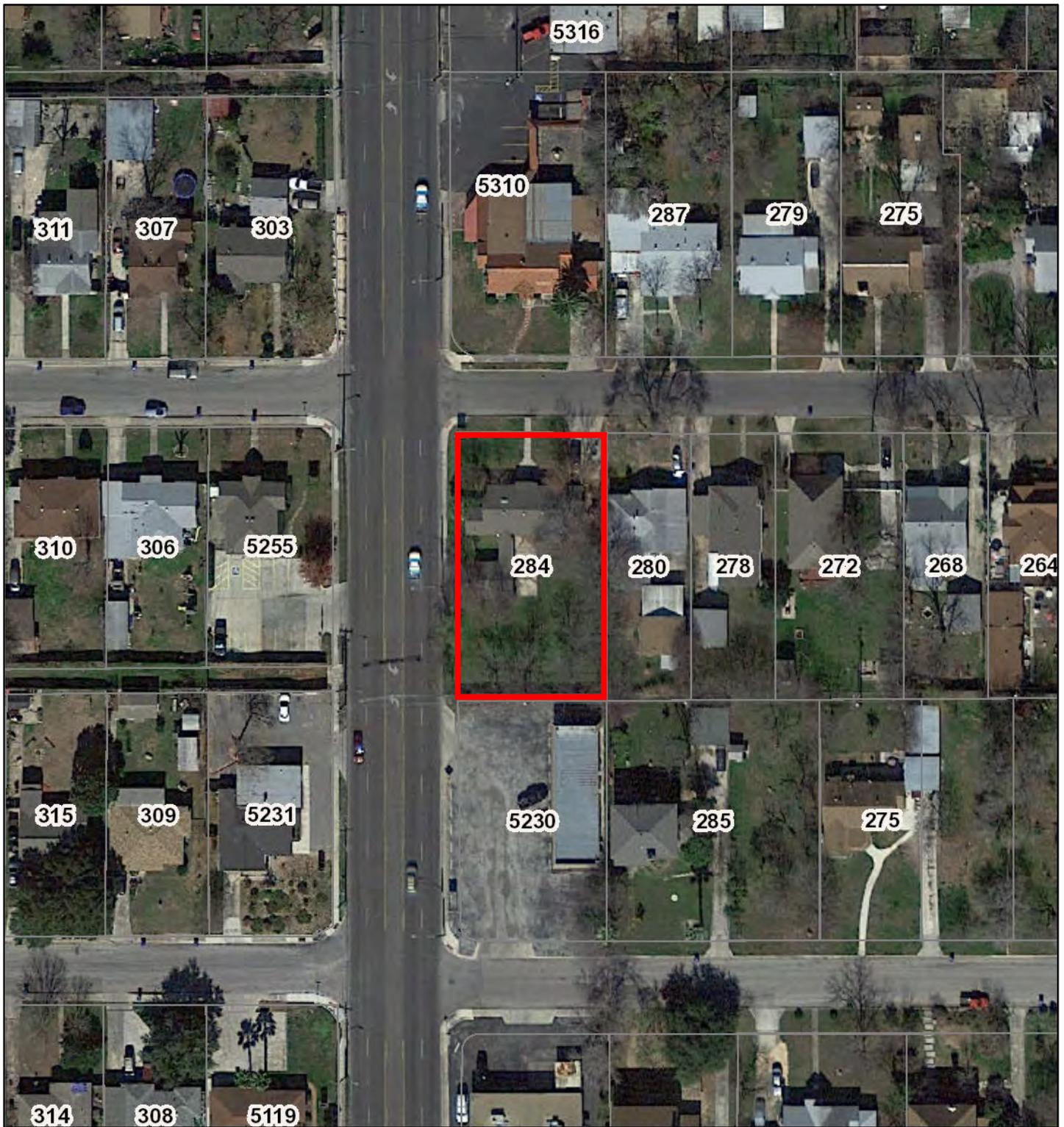
- i. That the applicant submits updated plans, including a roof plan, to show a consistent roof height across elevations, as noted in findings c and f.
- ii. That the applicant introduces a visual break in the materials or introduces a setback to differentiate the existing structures from the addition, as noted in finding h.
- iii. That the applicant submits manufacturer's specifications for new doors, as noted in finding l.
- iv. That the applicant salvage stone cladding and windows for use elsewhere in the project.

Staff does not recommend approval of items 3 and 4 based on findings j and k. Staff recommends the existing fenestration pattern be retained on the primary elevation, as noted in finding j, and that the applicant repair and paint the stucco on the existing garage rather than clad it in stone, as noted in finding k.

Staff recommends approval of items 5 through 7, based on findings m through o, with the following stipulations:

- i. That the applicant minimizes the amount of paved surface parking in the backyard, as noted in finding l.
- ii. That the abandoned curb cut be restored to a curb condition.
- iii. That the applicant modifies the fencing plan to include a fence and gate(s) installed behind the front facade, as noted in finding m.

# City of San Antonio One Stop

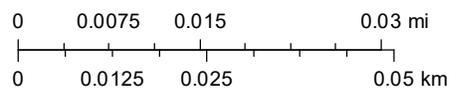


October 25, 2023

1:1,000

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

 COSA City Limit Boundary





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

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

DATE: 24 October 2023, 5 PM

HDRC Case #: 2023-336

Address: 284 Thorain

Meeting Location: Webex

APPLICANT: Arturo Pontifes

DRC Members present: Jeff Fetzer, Monica Savino, Jason Vasquez, Jimmy Cervantes

Staff Present: Jessica Anderson

Others present: Jorge M (Architect)

**REQUEST:**

The applicant requests a Certificate of Appropriateness for approval to:

1. Construct a 990-square-foot rear addition.
2. Add a casement window to the west elevation of the existing garage.
3. Relocate one 36"x40" metal casement window and add one 36"x40" metal casement window on the primary elevation.
4. Replace the existing stucco cladding on the garage with stone cladding.
5. Pave the backyard for parking and add a driveway and curb cut on the San Pedro side of the property.
6. Install a metal fence around the property with gates at driveways.
7. Extend the existing driveway north along the east side of the existing house.

**COMMENTS/CONCERNS:**

Pontifes: Last time, discussed issues with homeless people in the area, had trouble keeping them out. Looked into fencing. We asked Jorge to put a proposed fence on the plans. This would need to be checked first—this is one of things we want to do as soon as possible. They're now trying to break the windows at the back—new point of interest. They're trying to get the door off.

*Staff explained where we can approve 6' fence and gate vs 4'.*

Fetzer: There are other structures along San Pedro where the front of the house faces the side street, and they have 6' fences along San Pedro.

Savino: I saw this project when it first came in. Arturo, you and your team have made quite a lot of improvements based on our conversation and comments from staff. Massing is more balanced, roof forms look good. Looks like a careful extension of the existing house. Looking at the north elevation, the original front of the house, appears there is a new window. Shame to have to move the existing small window—something we could discuss. Other item: ask to

see existing garage conditions. Something to be said for retaining the stucco on the garage volume rather than making it part of the house. Let it be legible as the garage.

Fetzer: Talk about what you think for the exterior material on the addition. Do you see that as going with stone or stucco? Or stucco with stone wainscotting? Thought on what you see there.

Pontifes: Right now, the garage is stucco. Can keep that stucco. We were thinking to match the stone in the front, but is up to you.

Savino: Keeping the garage stucco is more desirable from an historic standpoint and gives your composition some variety, too. And what about the addition?

Pontifes: Suggesting stone for the addition. Limestone from Texas, and I believe we can find exactly the same. The change in stone will not be noticeable.

Savino: In another addition in some places that aren't historic, that's a desirable approach. In an historic district, we want to be able to see where the addition is. Varying it up—perhaps there's a different way to utilize that limestone, use it with some stucco, so we can distinguish new from old.

Jorge M: We can change the additions to be stucco if you like.

Fetzer: I think not having the full stone on the addition to match the historic structure actually lets the historic house read as more prominent, and so going to stucco or stucco with a stone wainscotting, something different than the main house would be important.

Savino: New windows for the south elevation, is that a proportion that already exists on the main house, or is it proportional to an existing window?

Jorge M: Trying to use same size as existing building, trying to find metal windows to match existing casements.

Vasquez: If you can find another window to match the existing window on the front, would be beautiful.

Savino: South elevation—can you include one more window on the south elevation to balance it out a little bit? Seems like a large expanse without a window.

Jorge M: We can add a window.

Fetzer: Another window in office number 2

Savino: Is that the garage volume immediately to the left on the south elevation? And currently there are no windows?

Pontifes: There's only one window to San Pedro Ave. The door on San Pedro is nonexistent on the inside.

Savino: To create a sense of scale on that, perhaps you infill that door with a window and retain the window on the right-hand side of the garage. Is it possible to keep the original window in place?

Pontifes: The only thing is that it's a different material.

Savino: Having some relief on that side reminiscent of the original opening could be a good idea.

Fetzer: Thank you for listening to the commission and OHP and making a plan work keeping the garage and infilling between the house and the garage. Hopefully you feel it works for you, and I think it does honor the historic nature of the house and the garage.

Vasquez: If you look across San Pedro, there's a good example of a 4' front-yard fence.

Fetzer: And if you decide to request a front-yard fence, this is an adjoining property you could look at as a possibility. And it looks like to the rear and side, there are existing 6' privacy fences.

Pontifes: Those are no longer there.

Fetzer: Chain-link fencing is not allowed.

Savino: Do you need all 19 spaces? The backyard may need some relief—planting beds, shade trees. Might eat up a little space. May want to consider a permeable pavement or permeable surface, whether it's a DG or parking block, something to reduce the amount of runoff and concrete in the back.

Pontifes: We can think of reducing 5 or 6 spaces. We want to have as much as we can, but we want to make sure everything complies.

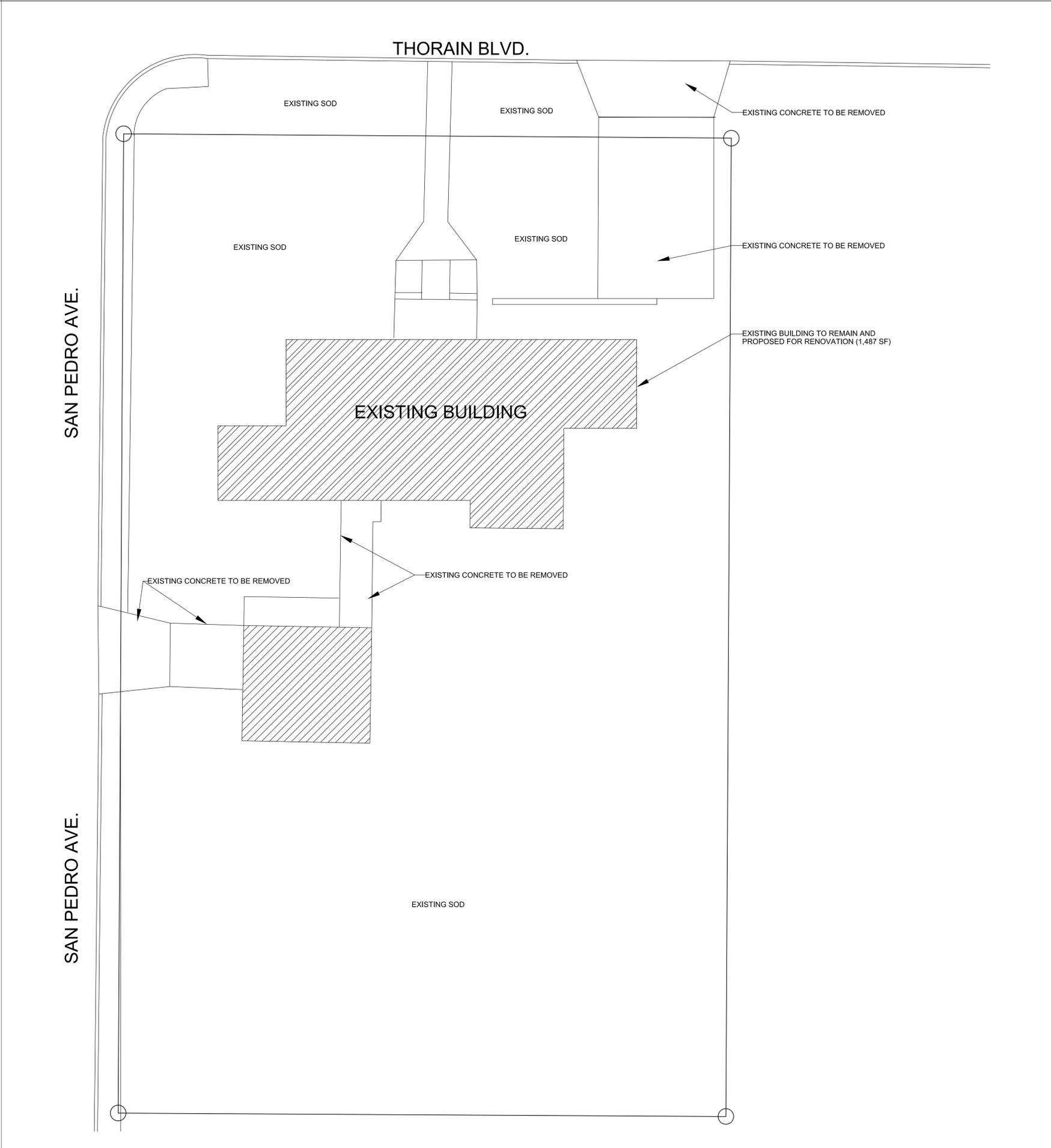
Savino: Also a matter of making it pleasant for people who park there and go into your building.

Fetzer: That back parking where you've both 8 spaces lined up, if you look at both ends, could make a planting bed at each end of the lot. Might even have room enough for a tree in each bed.

Staff: opportunities to salvage stone and windows and reuse in the addition

### **OVERALL COMMENTS:**

- Adjust fencing request to 4' fence in the front and 6' fence and gates behind front façade of house.
- Retain fenestration pattern on the primary elevation (ie do not move existing window or add window)
- Consider cladding addition in stucco or stucco with stone wainscotting
- Consider salvaging stone and windows for use on addition.
- Reduce impermeable parking area and introduce planting beds, trees, greenery. Consider alternate materials for parking area.



ARMON HOMES, LLC

ADDRESS:  
284 THORAIN BLVD  
SAN ANTONIO, TEXAS 78212

Drawn By:

AM

Checked By:

Date:

9/17/23

Scale:

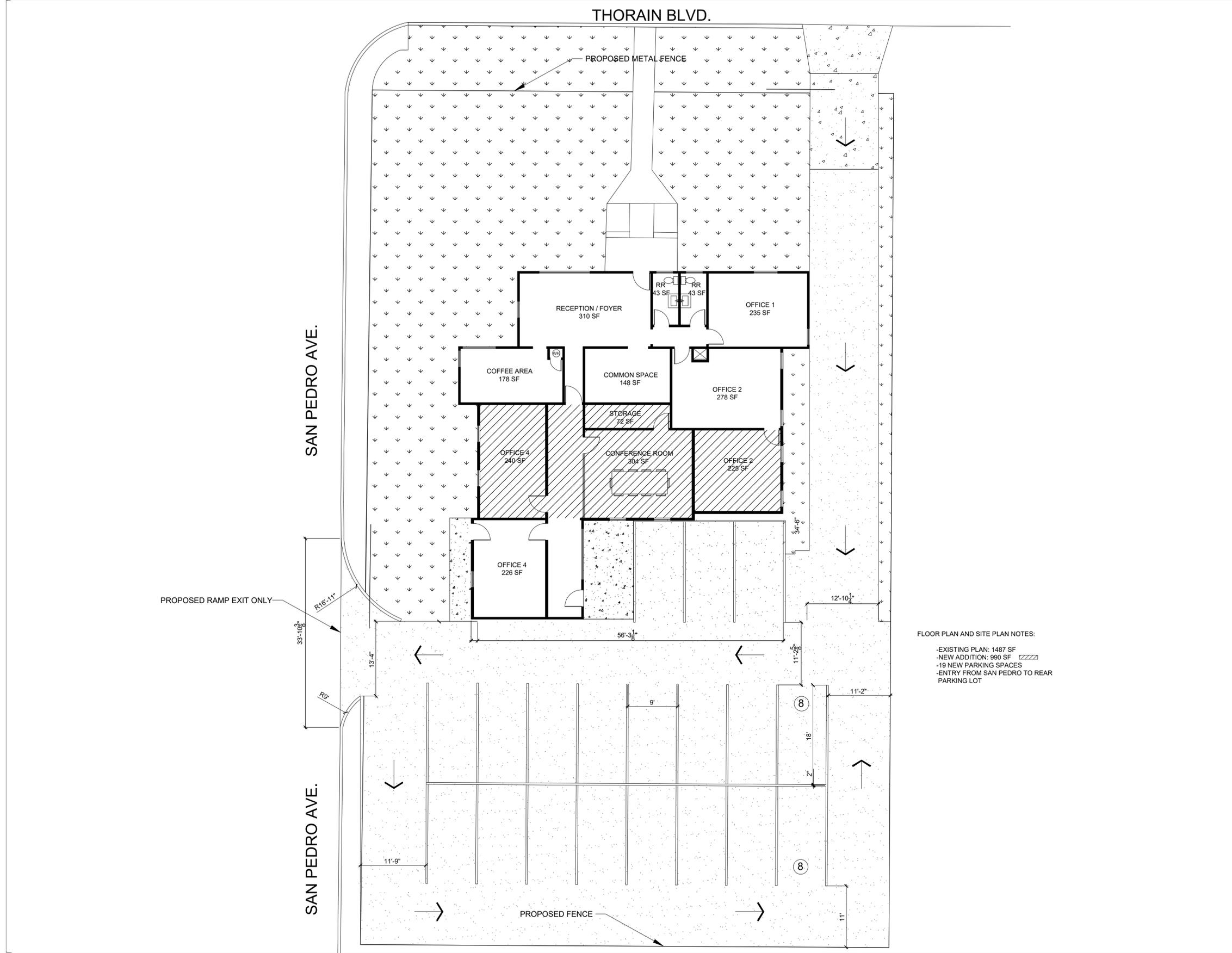
1/8" = 1'-0"

Name:

EXISTING SITE PLAN

Sheet No.:

**A1**



FLOOR PLAN AND SITE PLAN NOTES:  
 -EXISTING PLAN: 1487 SF  
 -NEW ADDITION: 990 SF  
 -19 NEW PARKING SPACES  
 -ENTRY FROM SAN PEDRO TO REAR PARKING LOT



ADDRESS:  
 284 THORAIN BLVD  
 SAN ANTONIO, TEXAS 78212

Drawn By:  
 AM  
 Checked By:  
 Date:  
 9/17/23  
 Scale:  
 1/8" = 1'-0"  
 Job No. or Name:  
 PROPOSED SITE PLAN

Sheet No.:  
**A2**

ARMON HOMES ITC

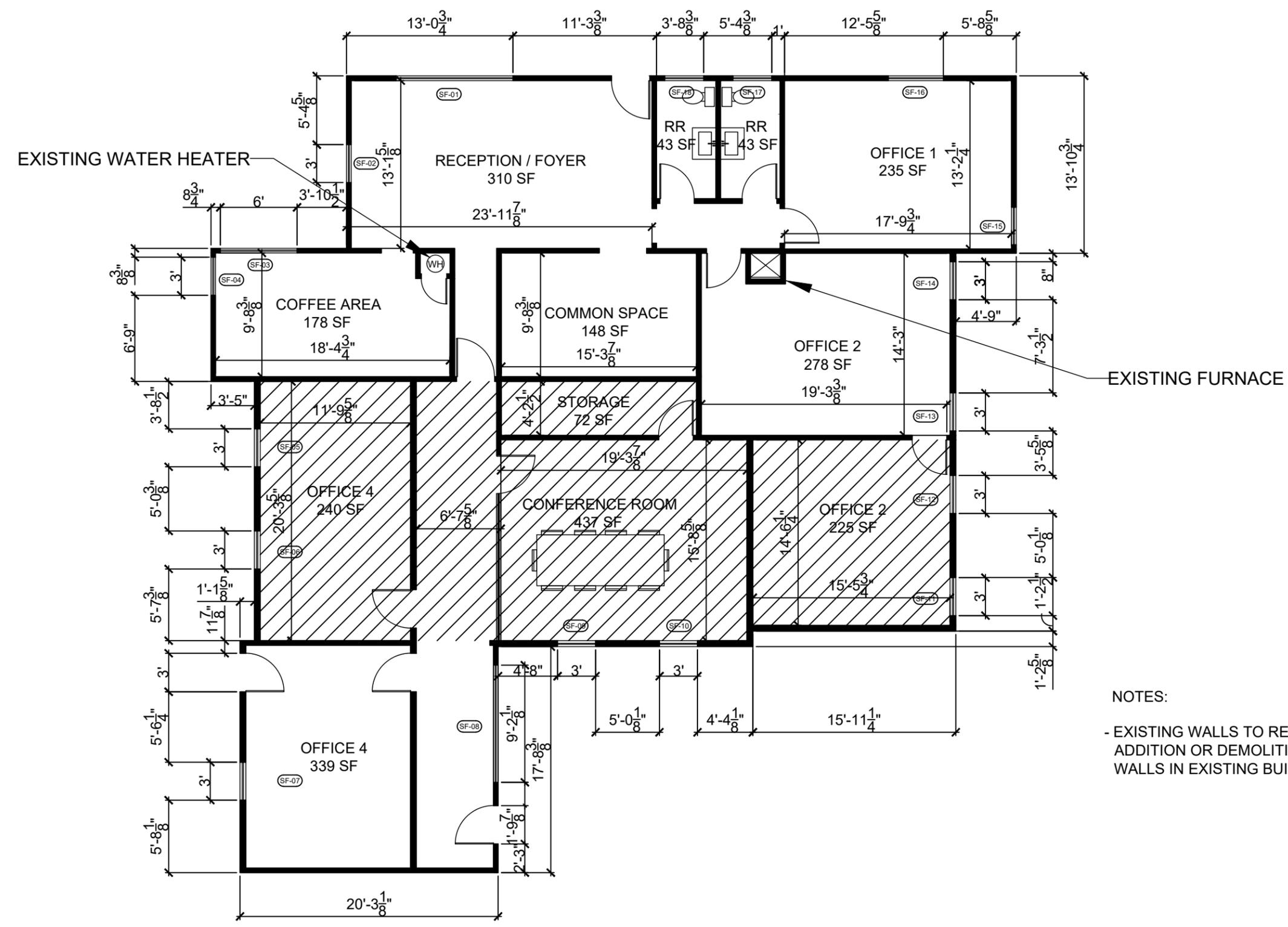


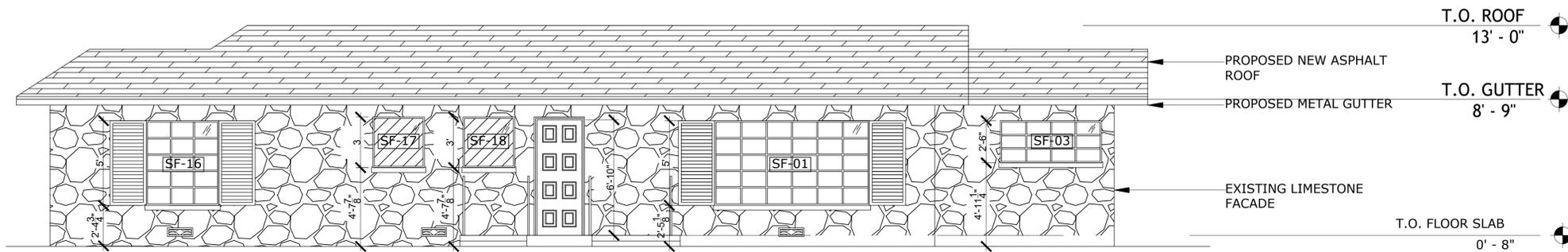
ARMON HOMES, LLC

ADDRESS:  
284 THORAIN BLVD  
SAN ANTONIO, TEXAS 78212

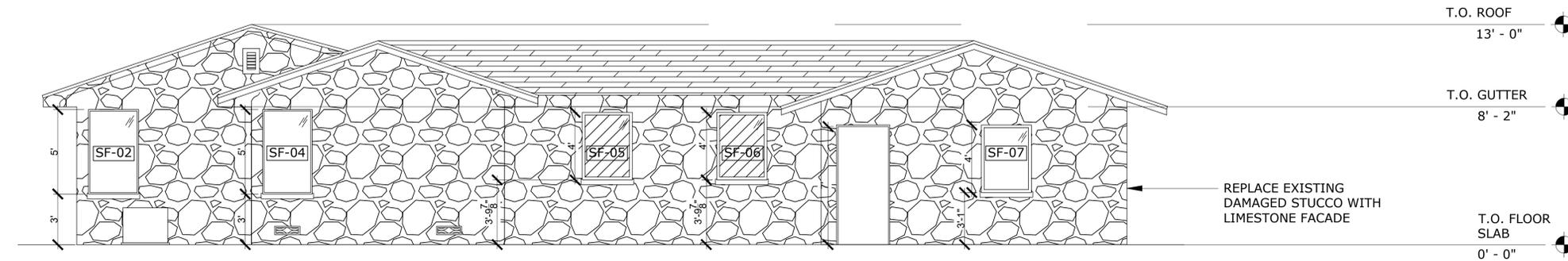
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Date:	9/17/23
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Sheet No.:  
**A3**

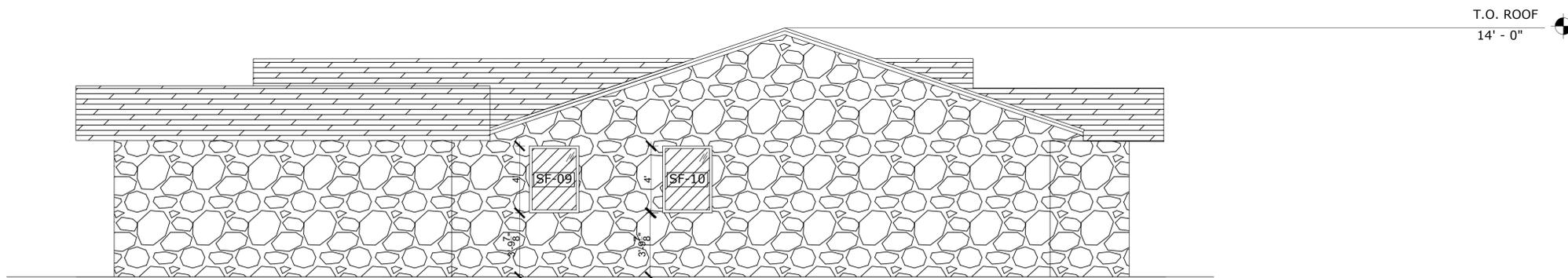




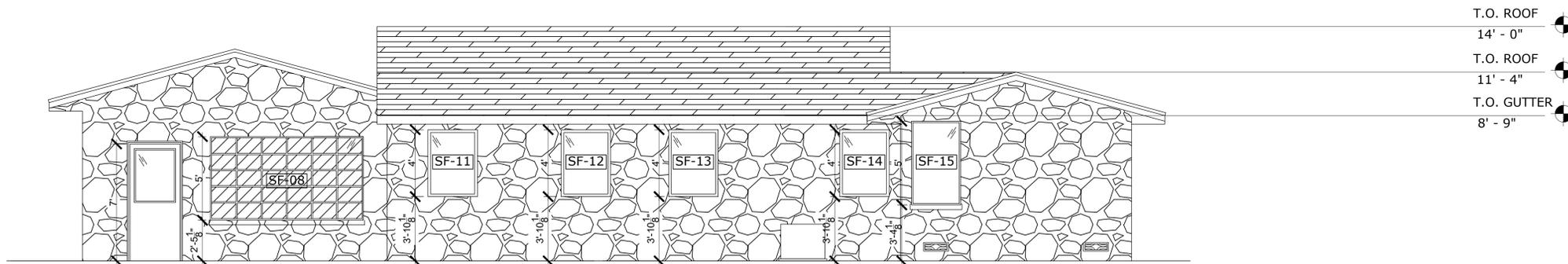
North Elevation



East Elevation



South Elevation



West Elevation

WINDOW SCHEDULE				
WINDOW NUMBER	WINDOW STATE	WINDOW HEIGHT	WINDOW WIDTH	COMMENTS
SF-01	EXISTING	5' - 0"	9' - 2"	-
SF-02	EXISTING	5' - 0"	3' - 0"	-
SF-03	EXISTING	2' - 6"	6' - 0"	-
SF-04	EXISTING	5' - 0"	3' - 0"	-
SF-05	PROPOSED	4' - 0"	3' - 0"	NEW WINDOWS TO MATCH EXISTING
SF-06	PROPOSED	4' - 0"	3' - 0"	NEW WINDOWS TO MATCH EXISTING
SF-07	EXISTING	4' - 0"	3' - 0"	-
SF-08	PROPOSED	5' - 0"	9' - 2"	NEW WINDOWS TO MATCH EXISTING
SF-09	PROPOSED	4' - 0"	3' - 0"	NEW WINDOWS TO MATCH EXISTING
SF-10	PROPOSED	4' - 0"	3' - 0"	NEW WINDOWS TO MATCH EXISTING
SF-11	EXISTING	4' - 0"	3' - 0"	-
SF-12	EXISTING	4' - 0"	3' - 0"	-
SF-13	EXISTING	4' - 0"	3' - 0"	-
SF-14	EXISTING	4' - 0"	3' - 0"	-
SF-15	EXISTING	5' - 0"	3' - 0"	-
SF-16	EXISTING	5' - 0"	4' - 4"	-
SF-17	PROPOSED	3' - 0"	3' - 0"	NEW WINDOWS TO MATCH EXISTING
SF-18	PROPOSED	3' - 0"	3' - 0"	NEW WINDOWS TO MATCH EXISTING

- NOTES:
- NEW ADDITION FACADE MATERIAL TO MATCH EXISTING LIMESTONE FACADE.
  - NEW ASPHALT ROOF TO BE INSTALLED IF DEEMED NECESSARY
  - EXISTING WINDOWS TO REMAIN IF IN GOOD CONDITION
  - HATCHED WINDOWS REPRESENT PROPOSED NEW WINDOW LOCATIONS.
  - NEW WINDOWS SHOULD EMULATE THE APPEARANCE OF EXISTING WINDOWS

ADDRESS:  
284 THORAIN BLVD  
SAN ANTONIO, TEXAS 78212

Drawn By:  
AM

Checked By:

Date:  
09/29/23

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

Job No. or Name:  
PROPOSED ELEVATIONS

Sheet No.:

A4





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drives a white  
ambulance

Car  
Bay



I love  
to hate  
everyone that  
drives a white  
pickup truck





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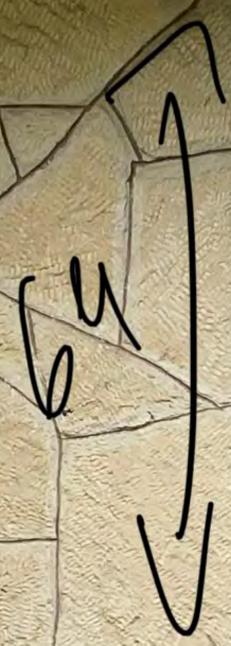


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grey cars  
BAE

ALL Spies.....  
all,all,all,all  
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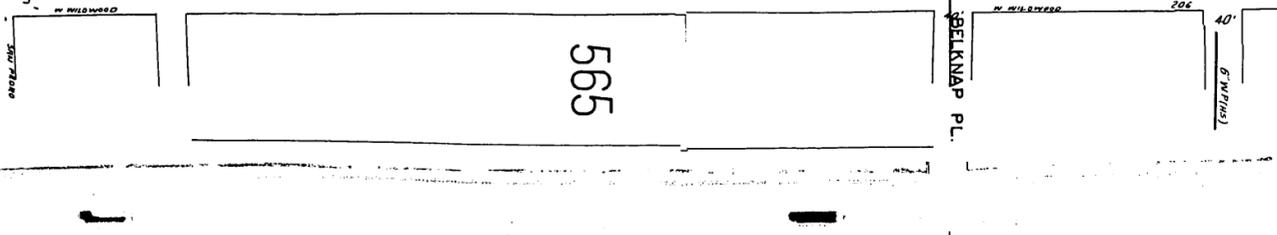
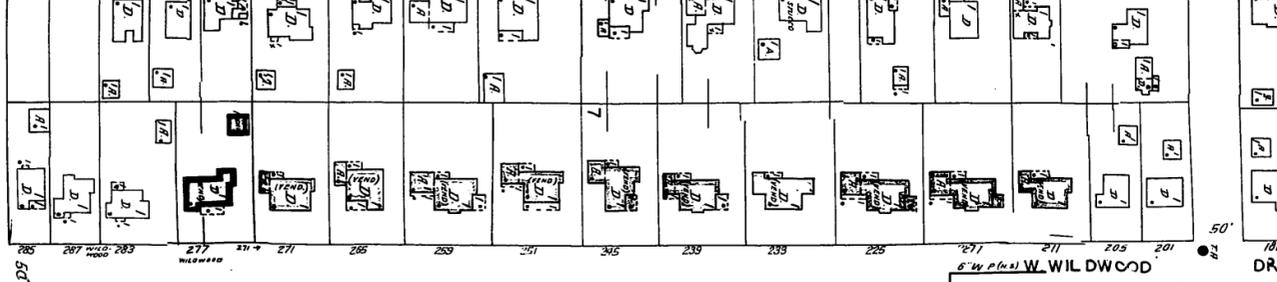
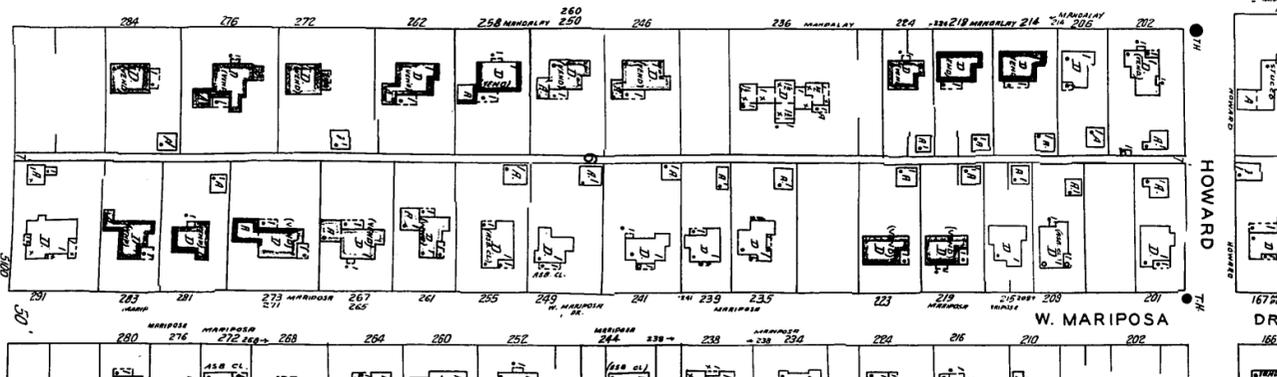
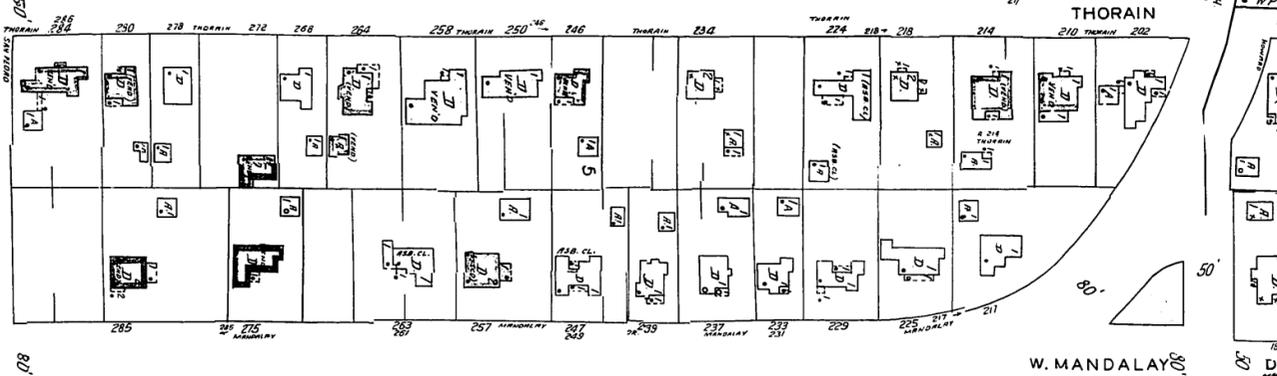
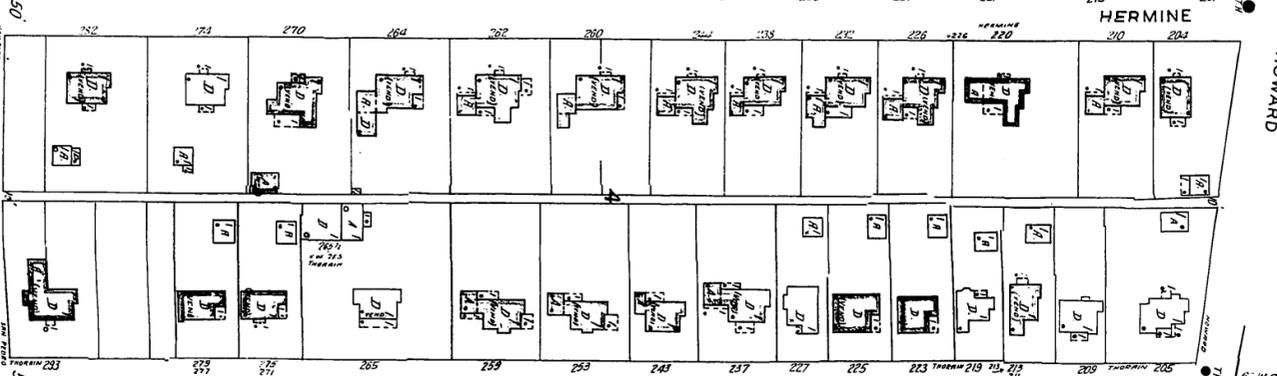
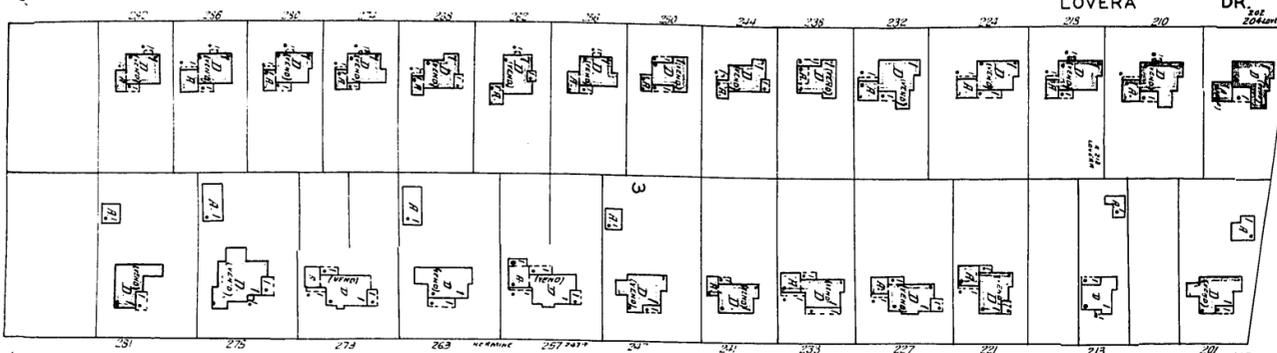
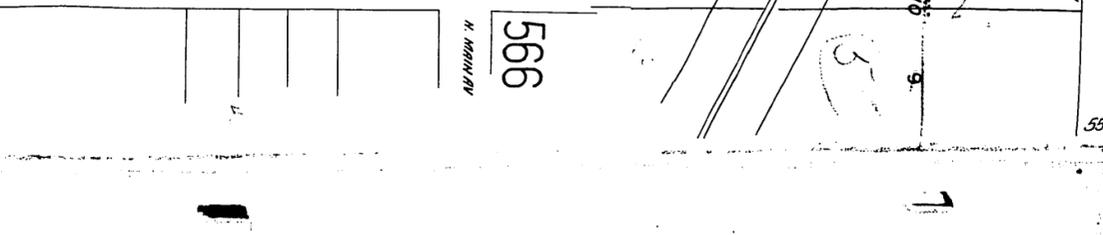
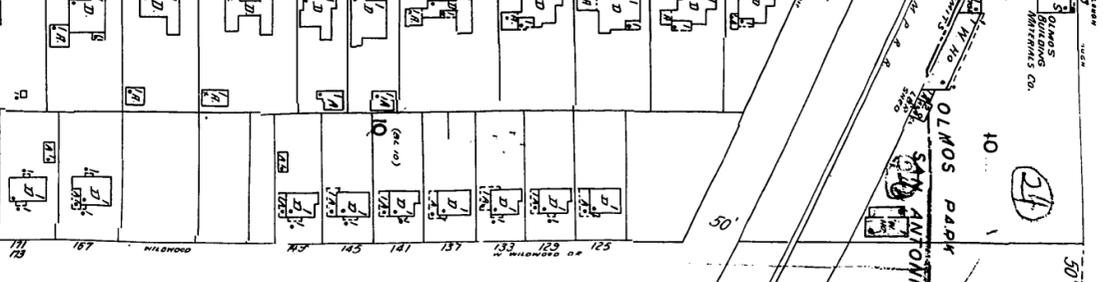
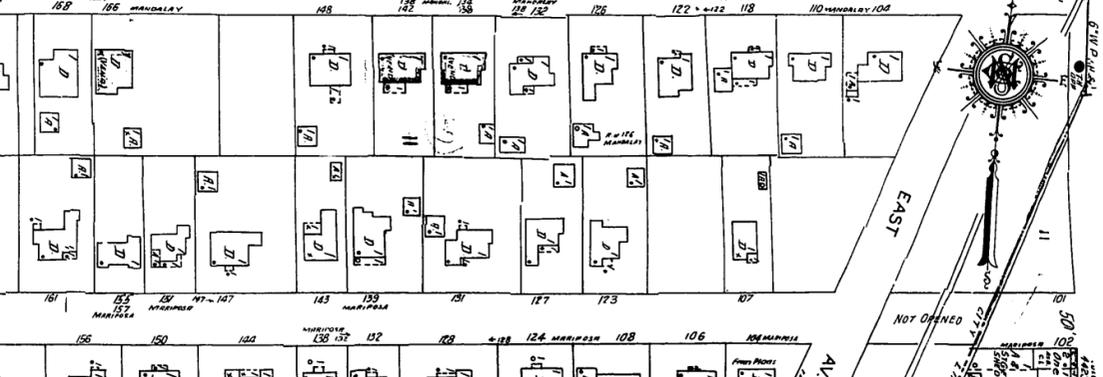
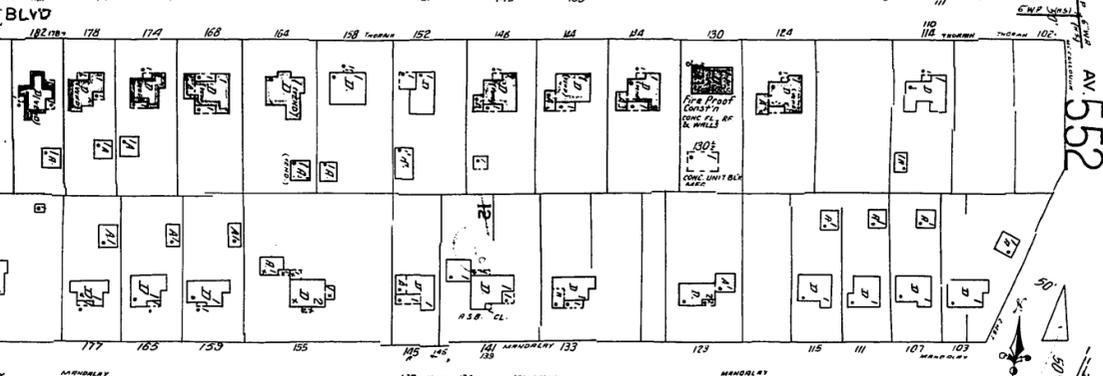
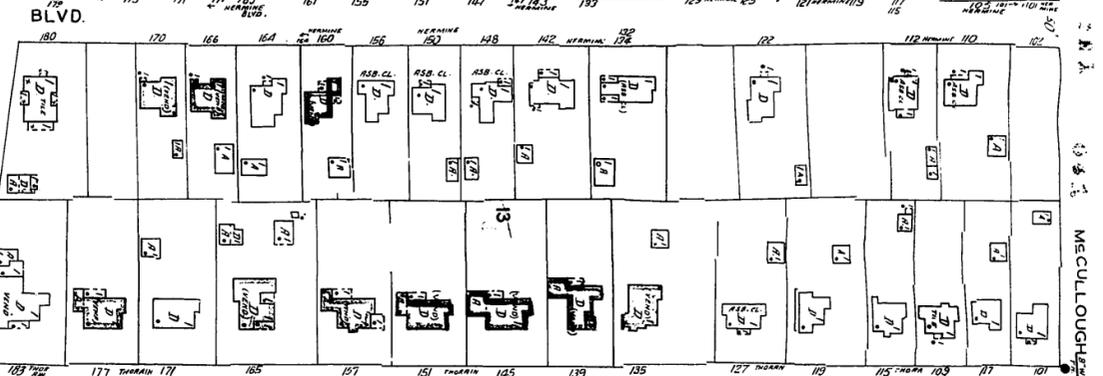
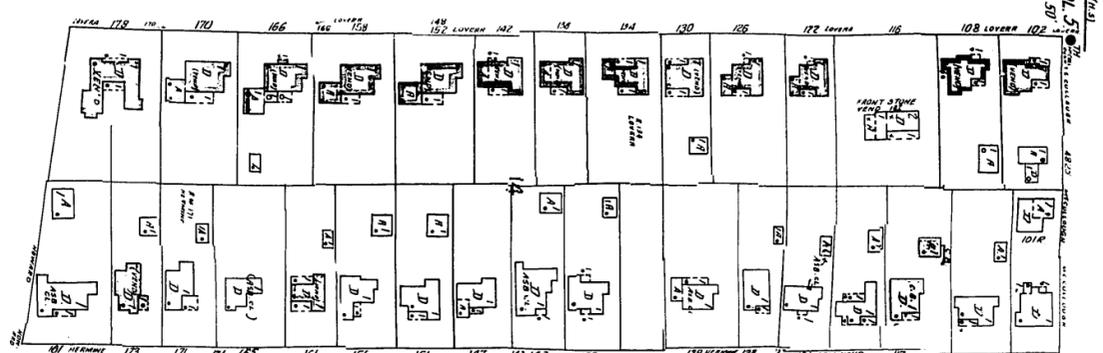




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W. WILDWOOD DR

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