

6. Address/Description: 144 THORAIN BLVD  
HDRC Case No.: 2024-066  
Historic District Name: Olmos Park Terrace  
Applicant: Michelle Burk/BURK MICHELLE H & JASON MCDEED  
Request: Rear accessory construction  
City Council Dist.: 1

## HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2024

**HDRC CASE NO:** 2024-066  
**ADDRESS:** 144 THORAIN BLVD  
**LEGAL DESCRIPTION:** NCB 9010 BLK 12 LOT 24, 25, E 5 FT OF 23 & W 15 FT OF 26  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Olmos Park Terrace Historic District  
**APPLICANT:** Michelle H Burk  
**OWNER:** Michelle H Burk  
**TYPE OF WORK:** Rear accessory construction  
**APPLICATION RECEIVED:** January 31, 2024  
**60-DAY REVIEW:** March 31, 2024  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a detached rear accessory structure.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, New Construction*

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

##### B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

#### 2. Building Massing and Form

##### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

##### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

##### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—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.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent

street wall through the alignment of horizontal parts. 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.

#### D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction 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.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *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.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

### 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.

## 7. 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 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.

## **FINDINGS:**

- a. The property located at 144 Thorain Blvd is a one-story, single-family Minimal Traditional structure built c. 1940 and first appears on the 1951 Sanborn map. The structure features six-over-six windows, a cross-gable composition shingle roof, and stone cladding. This property contributes to the Olmos Park Terrace Historic District.
- b. NEW CONSTRUCTION (REAR ACCESSORY STRUCTURE) – The applicant is requesting approval to construct a one-story rear accessory structure. The Guidelines for New Construction 5.A. notes that new outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than 40% of the primary historic structure's footprint. The existing primary structure on the lot features a footprint of approximately 1,339 square feet and one story in height. The proposed one-story accessory structure features a total footprint of approximately 455 square feet, or approximately 46% of the primary structure's footprint. Accessory structures on the block are predominately single story. Staff finds the proposed height and general massing generally appropriate.
- c. ORIENTATION & SETBACKS – The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- d. ROOF FORM – The applicant has proposed a shed roof. New Construction 2.B.i states that roof forms—pitch, overhangs, and orientation—consistent with those predominately found on the block should be incorporated. Staff finds the proposed shed roof generally appropriate.
- e. ROOF (MATERIALS) – The applicant is requesting approval to construct a one-story accessory structure at the rear of the property with a metal roof. New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the proposed use of metal generally conforms to guidelines.
- f. FRONT PORCH – The applicant has proposed a front porch measuring approximately 100 square feet and features and does not feature a covering. New Construction 8.D.ii. states porch designs should be similar in dimension and form as those found on historic buildings within the established context area. Staff finds the front porch of the proposed rear accessory structure generally conforms to guidelines.
- g. ARCHITECTURAL DETAILS (RELATIONSHIP OF SOLIDS TO VOIDS) – The applicant is proposing to install two doors with a fixed glass transom window above on the front elevation, and five one-over-one single sash windows on the front, left, right, and rear elevations. New Construction 2.C.i. related to window and door openings stipulates to incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the proposed fenestration pattern generally appropriate.
- h. WINDOWS & DOORS (SIZE & PROPORTION) – The applicant is requesting to install six windows and two exterior doors. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds the size of the windows and doors generally appropriate.
- i. FAÇADE (MATERIALS) – The applicant is requesting approval to install fiber cement siding for the rear addition. New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the installation of fiber cement siding for the addition generally conforms to guidelines.
- j. WINDOWS & DOORS (MATERIALS) – The applicant has proposed vinyl windows and an unspecified door material for the rear accessory. Per *Standard Specifications for Windows in New Construction*, new windows on new construction 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. Staff recommends that the applicant install wood or aluminum-clad wood windows on the rear accessory structure. 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". Staff finds the proposed window material does not conform to guidelines.
- k. MECHANICAL EQUIPMENT – New Construction 6.A.i. states to not locate air conditioners in front yards or in other locations that are clearly visible from the public right-of-way. New Construction 6.A.ii. states to locate service

areas toward the rear of the site to minimize visibility from the public right-of-way and, where service areas cannot be located at the rear of the property, compatible screens or buffers will be required. The applicant has indicated on the submitted elevation drawings the placement of the air conditioning unit will be to the east of the proposed structure facing McCullough Ave. The applicant's submitted site plan shows the unit installed to the south of the structure. Staff finds the placement of the mechanical equipment generally appropriate; however, the applicant must show the proposed screening method for the equipment and specify the location of installation.

1. LANDSCAPING PLAN – The applicant has not submitted a comprehensive landscaping site plan at this time. Staff finds that a separate application for landscaping modifications must be submitted to staff for review and approval if the applicant plans on modifying the landscape design.

## **RECOMMENDATION:**

Staff recommends approval of the request, based on findings a through l, with the following stipulations:

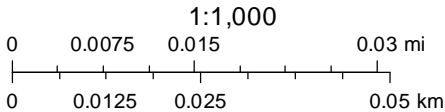
- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
- ii. That the applicant install windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (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".
- iii. That the applicant install fiber cement lapped siding with a six-inch reveal with the smooth side facing outward.
- iv. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.



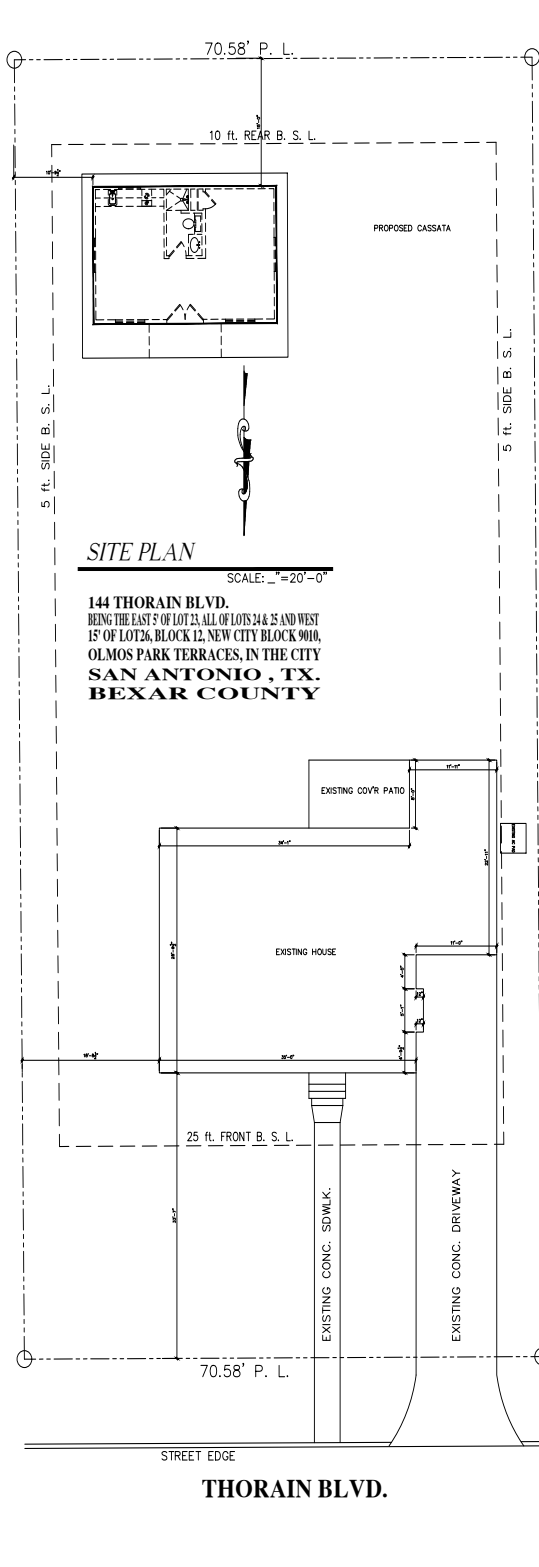
City of San Antonio One Stop



February 16, 2024



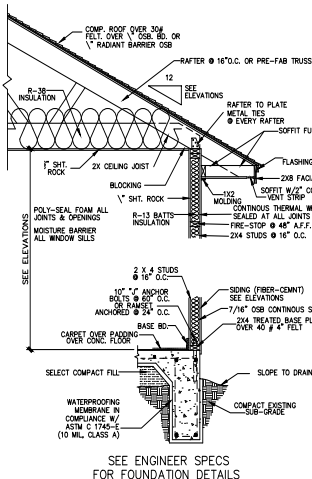




# SITE PLAN

SCALE: 1"=20'-0"

144 THORAIN BLVD.  
BEING THE EAST 7 OF LOT 23, ALL OF LOTS 24 & 25 AND WEST  
15' OF LOT 26, BLOCK 12, NEW CITY BLOCK 9010,  
OLMOS PARK TERRACES, IN THE CITY  
SAN ANTONIO, TX,  
BEXAR COUNTY

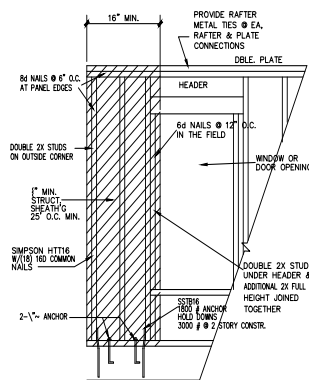


## TYPICAL SIDING WALL SECTION

SCALE: 1"=1'-0"

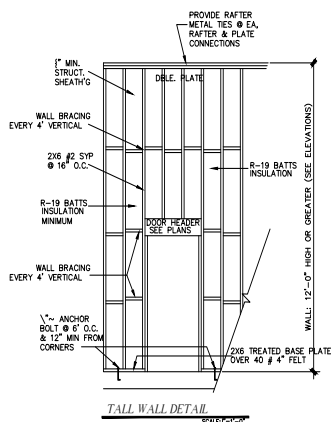
## CONTINUOUS SHEATHING - WSP BRACE WALLS

ALL FRAMING LUMBER TO BE:  
# 2 SOUTHERN YELLOW PINE



### BRACE WALL DETAIL A-2

VERIFY MINIMUM WIND BRACING REQUIREMENTS WITH  
INTERNATIONAL RESIDENTIAL CODE



### TALL WALL DETAIL

SCALE: 1"=1'-0"

## GENERAL NOTES:

- These construction documents and specifications are intended to meet minimum code and ordinance. Contractor to comply with all local codes, ordinances and deed restrictions.
- Any discrepancies in construction documents to be brought to the attention of the architect prior to work being performed or materials being ordered.
- All windows will be dimensioned to center line unless otherwise noted. Glass size per mfr. specs. All windows within 24" of an exterior or interior door to be tempered glass. Window manufacturer to verify for all tempered glass locations as per applicable code.
- Builder to verify siding and location of all appliances & related components.
- Weather strip attic access door(s).
- Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20" of access.
- Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area on per code.
- All plumbing appliance & gas vents to vent to roof or roof through existing vent.
- Provide control and expansion joints as required on concrete drives, walks, and patios.
- Provide a door all at exterior door thresholds. Unless noted otherwise standard pantry shelving to be as follows:
- Lowest 2 shelves to be 16" D. with height spacing of 14" clear.
- Remaining shelves to be 12" D. with height spacing of 12" clear.
- Provide blocking for ceiling fans where specified.
- Provide electric for pool &/or spa equl. & lites. Provide necessary plumbing for pool &/or spa. Verify location with builder or owner.

IF USING ON-SITE FRAMING & NOT PRE-FAB BEAMS & TRUSSES USE THE TABLES BELOW

CEILING JOIST SPANS PER 2018 IRC EXCEEDS MINIMUM PER TABLE (R802.4 CEILING JOIST SCHEDULE)			
FOR: L. L. 20 psf. D. L. 10 psf (LIMITED STORAGE)			
SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	6'-3"	6'-0"	6'-0"
2X6	12'-11"	12'-5"	8'-10"
2X8	17'-7"	15'-3"	12'-0"
2X10	20'-11"	18'-3"	14'-0"
2X12	35'-0"	31'-0"	27'-0"
* ALL MATERIAL TO BE NO. 2 S.Y.P.			
* ATTICS WITH LIMITED STORAGE			

IF USING ON-SITE FRAMING & NOT PRE-FAB BEAMS & TRUSSES USE THE TABLES BELOW

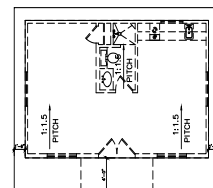
ROOF RAFTER SPANS PER 2018 IRC EXCEEDS MINIMUM PER TABLE (R802.5.1 ROOF RAFTER SCHEDULE)			
FOR: L. L. 20 psf. D. L. 10 psf (CEILING NOT ATTACHED)			
SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	10'-4"	8'-0"	7'-4"
2X6	15'-7"	12'-4"	11'-0"
2X8	19'-4"	17'-3"	13'-11"
2X10	23'-5"	20'-3"	16'-8"
2X12	35'-0"	32'-0"	19'-8"
* ALL MATERIAL TO BE NO. 2 S.Y.P.			
* CEILING ATTACHED			

IF USING ON-SITE FRAMING & NOT PRE-FAB BEAMS & TRUSSES USE THE TABLES BELOW

DOOR & WINDOW HEADERS INTERIOR NOT LESS THAN 2X6'S EXTERIOR NOT LESS THAN 2X8'S			
MAXIMUM SPANS			
ONE STORY B. R.		TWO STORY B. R.	
2-2X6	5'-10"	2-2X6	4'-8"
2-2X8	6'-9"	2-2X8	5'-5"
2-2X10	8'-3"	2-2X10	6'-4"
2-2X12	9'-3"	2-2X12	7'-5"
ALL MATERIAL TO BE NO. 2 S.Y.P.			
B. R. = NUMBER OF STORES BELOW ROOF LEVEL			

IF USING ON-SITE FRAMING & NOT PRE-FAB BEAMS & TRUSSES USE THE TABLES BELOW

DOOR & WINDOW HEADERS INTERIOR NOT LESS THAN 2X6'S EXTERIOR NOT LESS THAN 2X8'S			
MAXIMUM SPANS			
ONE STORY B. R.		TWO STORY B. R.	
2-2X6	5'-10"	2-2X6	4'-8"
2-2X8	6'-9"	2-2X8	5'-5"
2-2X10	8'-3"	2-2X10	6'-4"
2-2X12	9'-3"	2-2X12	7'-5"
ALL MATERIAL TO BE NO. 2 S.Y.P.			
B. R. = NUMBER OF STORES BELOW ROOF LEVEL			

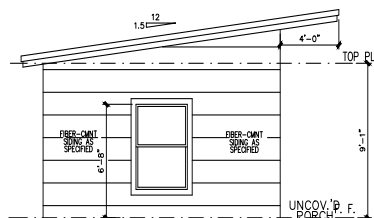


## ROOF PLAN

SCALE: 1"=1'-0"

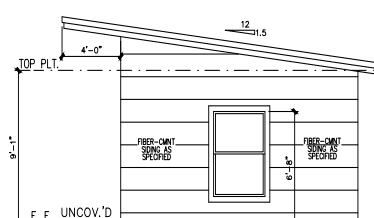
NOTE: ALL ROOF OVERHANGS TO BE 18" FROM FRAME, UNLESS NOTED OTHERWISE.

- NAILS FOR SECURING TILES SHALL BE CORROSION RESISTANT.
- METAL FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF ROOFS & ADJOINING WALLS AND PROJECTIONS THRU ROOF SUCH AS CHIMNEYS & STACK VENTS.



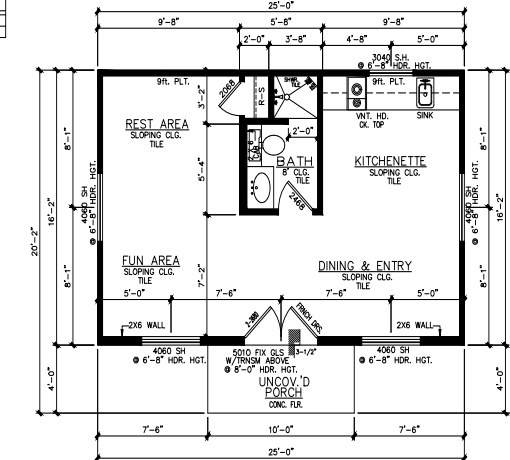
## LEFT SIDE ELEVATION

SCALE: 1"=1'-0"



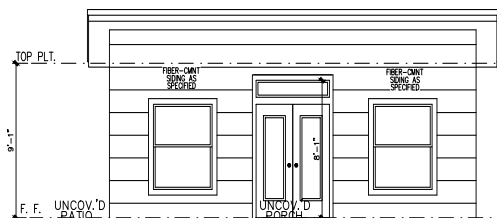
## RIGHT SIDE ELEVATION

SCALE: 1"=1'-0"



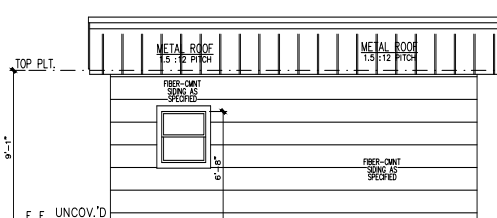
## FLOOR PLAN

SCALE: 1"=1'-0"



## FRONT SIDE ELEVATION

SCALE: 1"=1'-0"



## REAR SIDE ELEVATION

SCALE: 1"=1'-0"

ALL WINDOWS TO BE:  
1. INSULATED LOW E GLASS,  
2. VINYL FRAME,  
3. WITH SOLAR HEAT GAIN (SHG) OF .25 MINIMUM

NOTE:  
ALL STACK VENTS TO BE ROUTED TO THE REAR OF THE HOUSE

NOTE:  
ALL DRY WALL CORNERS TO BE SQUARED

NOTE:  
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2018 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) & TORNADO RESISTANCE

THIS PLAN IS THE PROPERTY OF  
DESIGNS BY RAMIRO BALVAAREZ  
PLANNOY2019@yahoo.com  
PO BOX 17181  
SAN ANTONIO, TEXAS 78217  
(210) 544-6520

DESIGNS BY  
RAMIRO BALVAAREZ  
plannoy2019@yahoo.com  
PO BOX 17181  
SAN ANTONIO, TEXAS 78217  
(210) 544-6520

CASILLO'S  
COMPLETE CONSTRUCTION  
210-310-5020

BURK RESIDENTS  
144 THORAIN BLVD.  
SAN ANTONIO, TX.  
BEXAR COUNTY

SQUARE FOOTAGE TABULATIONS:  
TOTAL LIVING 404 s.f.  
UNCONV'D PORCH 40 s.f.  
TOTAL UNDER ROOF 444 s.f.

SITE PLAN & FLOOR PLAN  
DATE DRAWN:  
DECEMBER 02, 2023  
DRAWN BY:  
RBA  
CHECKED BY:  
RBA  
PLOT DATE:  
FEBRUARY 08/2024  
SHEET  
1  
OF 1 SHEETS

PLAN NO.:  
CAS-0404  
FILE: C

















Consult  
the  
**CLASSIFIED  
LISTS  
of the  
DIRECTORY**

If You  
Would Find  
What You  
Wish to  
Buy



SERVICE CO.

Rentals



nnin 7711

**THOMPSON PLACE**—Cont'd  
ss 3w Mann Henry ©  
Cullin av Intscts  
1w Mann Fritz ©  
(not open beyond 1 block west of  
Cullin av)

**THOMPSON PLACE W**  
(San Fernando Addn) From Frlo  
City road west beyond City limits  
(not open between Niemeyer and S  
W Twenty-first)  
Niemeyer Intscts (not open)  
(not open between Niemeyer and  
S W Twenty-first)  
S W Twenty-first Intscts  
City limits

1135 Alexander Robt S  
△ Bruce Lee T ©  
1143 △ Harding Leslie E ©  
1145 △ Seeborn Rumsey A ©  
1161 △ Skue H M ©  
1165 Trulson Carl  
Cupples rd Intscts  
ss 1e Lassere Jud A  
1224 Hughes Rogers

**THORAIN BLVD**  
From McCullough av west to 5300  
San Pedro av  
101 Reinhard Martin F ©  
114 Vacant  
115 △ Mathis L N © contr  
119 △ Giffen Emmett D ©  
130 △ Phillips John W ©  
134 △ Fuhrman Carl J ©  
135 △ Krum John T ©  
144 △ McDonnell Grover ©  
118 △ Newton John R ©  
152 △ Christensen Peter W ©  
157 △ Busch Christian ©  
158 △ Shaw Wm E ©  
164 △ Welch Wm C ©  
165 △ Janssen Diedefich G © contr  
168 Parker Jacob J  
△ Mayrant Edgar R ©  
171 △ Zinberg Wm  
Howard Intscts

174 △ Storey Wilbur A ©  
177 △ Pattenon Harvey L ©  
178 △ Polunsky Saml ©  
213 △ Burkhardt Alfonso F ©  
214 △ Moss C H ©  
218 △ Steen Marvin D Lt Col  
227 △ Ruiz Russek E ©  
234 △ Harper Paul B ©  
237 △ Richardson James T ©  
243 △ Bernstein Irwin L  
246 △ Powell Jos T ©  
253 △ Santhoof Elden C ©  
259 △ Goldstein Julian H ©  
264 △ Morris Chas K ©  
265 △ Sweet Felix L © mfrs agt  
272 △ Nathan Sanford A ©  
280 △ Willis Wm B ©  
San Pedro av Intscts

**THORMAN ADDN**  
Bounded by E Cincinnati av, Waverly  
av, N Trinity and N Navidad

THORMAN PLACE

354 △ Luscomb Benj R Capt  
355 △ Houston Arth E ©  
N New Braunfels av Intscts

**THORVALD (Mariandale)**  
From Boswell east 1 block, 1 south  
of Kendalla av  
203 Thompson John M  
204 Seaton Chan A

**THREE'S ADDN**  
Bounded by Fredericksburg road,  
Clark av, W Mistletoe av and Don-  
aldson

**THURMAN ALLEY**  
(See Douglas Alley)

**TILDEN**  
From 400 Seguin north to Pickney  
(not open between E Carson and  
Austin road)  
Crosby ends

112 △ Horner J T ©  
120 McMahon James J  
Van Ness Intscts  
204 Dennis Bernard  
Stafford Intscts

308 Gardner Leona Mrs  
310 Dunn Ida Mrs ©  
311 McDonald Noble P ©  
315 △ Scott Chester M  
316 Sullivan Timothy ©  
Sandmeyer Intscts:  
405 Scheel Norman H  
407 Kaiser Fredk P ©  
410 Kaiser Joseph  
412 △ Galvin D M ©  
E Carson Intscts  
(not open between E Carson and  
Austin road)  
Austin rd Intscts  
Lucas Intscts

1105 Guadalupe Jose  
1109 Long Albert  
Victor ends  
Andrews ends

1205 Carter Jesse W  
1207 △ Carter Annie M Mrs ©  
Pinckney Intscts

**TIPTON AV (Mitchell Terrace)**  
From Brandt northwest to Con-  
ner, 1 south of W Mitchell (not  
open beyond 1 block northwest of  
Grandjean)

102 Morrison John H ©  
103 △ Beatty Jas ©  
106 Berry Raymond R  
107 Laest Dennis A ©  
110 △ Barnes Naomi Mrs ©  
111 Hight Paul R ©  
114 Prince Lee  
115 Vacant  
118 Jackson Luther S ©  
119 Cogill Clifford J ©  
122 Jones James I  
123 Jenkins Bryan F  
126 Smith Carl ©  
127 Lynch Wm H ©  
130 △ Martin Ernest H ©  
131 △ Williams Laura Mrs ©  
672 of 969

218 Vacant  
316 Espinoza Rudolph ©  
317 Lenz Julius ©  
218 Cordova Margt Mrs ©  
221 △ Rakowitz Lawrence ©  
225 Drelan Herbert  
331 Schlirmer Hayden H ©  
Dakota Intscts

**TOLEDO**  
From Madrid west beyond Moraima  
1 north of Castroville road  
(No houses)  
Allende Intscts  
Romero Intscts  
Werner rd Intscts  
Bertha Intscts  
Moraima Intscts

**TOLLE PLACE**  
From 623 S St Mary's west to  
river  
108 △ Richter Mayme E Mrs ©  
112 △ Ferguson Russell A ©  
114 Apartments  
1 Vacant  
2 De Marsha Marjorie  
3 Logan Otis W  
4 △ Lord A nurse  
Boemer Augusta nurse  
Street continued

116 Shearer Apts The  
Apartments:  
1 Vacant  
2 De La Pena Adolph  
3 △ Gordon Lucia Mrs  
4 △ Boyd Marie Mrs  
Street continued  
118 Wester Howard W

**TOM GREEN**  
(Changed to W Sayers av)

**TOMMINS AV**  
From 4500 S Flores west to Pleas-  
anton road

119 Scott Estelle Mrs  
Griswold Carrie nurse  
121 △ Le Comte Chas J ©  
129 Johnson Chas E  
137 Wilson Jesse L  
Pleasanton rd Intscts

**TOPEKA BLVD**  
From 3700 S Presa east to S New  
Braunfels av (not open between S  
Pine and 1 block west of S Pal-  
metto av)

114 △ Bouquet John M ©  
120 Stark John A  
Champlin Giles S  
124 Jordan Joseph J ©  
130 △ McIver Elles F Mrs ©  
134 △ Franks Jennie B Mrs ©  
138 △ Johnson Bert  
144 △ Davis Henrietta Mrs ©  
S Cherry Intscts

202 △ Wilson Patk W  
△ Maddox Elton  
204 Smith Walter R  
206 △ Sorrells Lee  
214 Kendrick John W Indry  
216 △ Hyman Gladys J Mrs ©



TOPEKA BLVD—Cont'd

217 Vacant  
218 Vacant  
219 Vacant  
220 Vacant  
221 Vacant  
222 Vacant  
223 Vacant  
224 Vacant  
225 Vacant  
226 Vacant  
227 Vacant  
228 Vacant  
229 Vacant  
230 Vacant  
231 Vacant  
232 Vacant  
233 Vacant  
234 Vacant  
235 Vacant  
236 Vacant  
237 Vacant  
238 Vacant  
239 Vacant  
240 Vacant  
241 Vacant  
242 Vacant  
243 Vacant  
244 Vacant  
245 Vacant  
246 Vacant  
247 Vacant  
248 Vacant  
249 Vacant  
250 Vacant  
251 Vacant  
252 Vacant  
253 Vacant  
254 Vacant  
255 Vacant  
256 Vacant  
257 Vacant  
258 Vacant  
259 Vacant  
260 Vacant  
261 Vacant  
262 Vacant  
263 Vacant  
264 Vacant  
265 Vacant  
266 Vacant  
267 Vacant  
268 Vacant  
269 Vacant  
270 Vacant  
271 Vacant  
272 Vacant  
273 Vacant  
274 Vacant  
275 Vacant  
276 Vacant  
277 Vacant  
278 Vacant  
279 Vacant  
280 Vacant  
281 Vacant  
282 Vacant  
283 Vacant  
284 Vacant  
285 Vacant  
286 Vacant  
287 Vacant  
288 Vacant  
289 Vacant  
290 Vacant  
291 Vacant  
292 Vacant  
293 Vacant  
294 Vacant  
295 Vacant  
296 Vacant  
297 Vacant  
298 Vacant  
299 Vacant  
300 Vacant  
301 Vacant  
302 Vacant  
303 Vacant  
304 Vacant  
305 Vacant  
306 Vacant  
307 Vacant  
308 Vacant  
309 Vacant  
310 Vacant  
311 Vacant  
312 Vacant  
313 Vacant  
314 Vacant  
315 Vacant  
316 Vacant  
317 Vacant  
318 Vacant  
319 Vacant  
320 Vacant  
321 Vacant  
322 Vacant  
323 Vacant  
324 Vacant  
325 Vacant  
326 Vacant  
327 Vacant  
328 Vacant  
329 Vacant  
330 Vacant  
331 Vacant  
332 Vacant  
333 Vacant  
334 Vacant  
335 Vacant  
336 Vacant  
337 Vacant  
338 Vacant  
339 Vacant  
340 Vacant  
341 Vacant  
342 Vacant  
343 Vacant  
344 Vacant  
345 Vacant  
346 Vacant  
347 Vacant  
348 Vacant  
349 Vacant  
350 Vacant  
351 Vacant  
352 Vacant  
353 Vacant  
354 Vacant  
355 Vacant  
356 Vacant  
357 Vacant  
358 Vacant  
359 Vacant  
360 Vacant  
361 Vacant  
362 Vacant  
363 Vacant  
364 Vacant  
365 Vacant  
366 Vacant  
367 Vacant  
368 Vacant  
369 Vacant  
370 Vacant  
371 Vacant  
372 Vacant  
373 Vacant  
374 Vacant  
375 Vacant  
376 Vacant  
377 Vacant  
378 Vacant  
379 Vacant  
380 Vacant  
381 Vacant  
382 Vacant  
383 Vacant  
384 Vacant  
385 Vacant  
386 Vacant  
387 Vacant  
388 Vacant  
389 Vacant  
390 Vacant  
391 Vacant  
392 Vacant  
393 Vacant  
394 Vacant  
395 Vacant  
396 Vacant  
397 Vacant  
398 Vacant  
399 Vacant  
400 Vacant  
401 Vacant  
402 Vacant  
403 Vacant  
404 Vacant  
405 Vacant  
406 Vacant  
407 Vacant  
408 Vacant  
409 Vacant  
410 Vacant  
411 Vacant  
412 Vacant  
413 Vacant  
414 Vacant  
415 Vacant  
416 Vacant  
417 Vacant  
418 Vacant  
419 Vacant  
420 Vacant  
421 Vacant  
422 Vacant  
423 Vacant  
424 Vacant  
425 Vacant  
426 Vacant  
427 Vacant  
428 Vacant  
429 Vacant  
430 Vacant  
431 Vacant  
432 Vacant  
433 Vacant  
434 Vacant  
435 Vacant  
436 Vacant  
437 Vacant  
438 Vacant  
439 Vacant  
440 Vacant  
441 Vacant  
442 Vacant  
443 Vacant  
444 Vacant  
445 Vacant  
446 Vacant  
447 Vacant  
448 Vacant  
449 Vacant  
450 Vacant  
451 Vacant  
452 Vacant  
453 Vacant  
454 Vacant  
455 Vacant  
456 Vacant  
457 Vacant  
458 Vacant  
459 Vacant  
460 Vacant  
461 Vacant  
462 Vacant  
463 Vacant  
464 Vacant  
465 Vacant  
466 Vacant  
467 Vacant  
468 Vacant  
469 Vacant  
470 Vacant  
471 Vacant  
472 Vacant  
473 Vacant  
474 Vacant  
475 Vacant  
476 Vacant  
477 Vacant  
478 Vacant  
479 Vacant  
480 Vacant  
481 Vacant  
482 Vacant  
483 Vacant  
484 Vacant  
485 Vacant  
486 Vacant  
487 Vacant  
488 Vacant  
489 Vacant  
490 Vacant  
491 Vacant  
492 Vacant  
493 Vacant  
494 Vacant  
495 Vacant  
496 Vacant  
497 Vacant  
498 Vacant  
499 Vacant  
500 Vacant  
501 Vacant  
502 Vacant  
503 Vacant  
504 Vacant  
505 Vacant  
506 Vacant  
507 Vacant  
508 Vacant  
509 Vacant  
510 Vacant  
511 Vacant  
512 Vacant  
513 Vacant  
514 Vacant  
515 Vacant  
516 Vacant  
517 Vacant  
518 Vacant  
519 Vacant  
520 Vacant  
521 Vacant  
522 Vacant  
523 Vacant  
524 Vacant  
525 Vacant  
526 Vacant  
527 Vacant  
528 Vacant  
529 Vacant  
530 Vacant  
531 Vacant  
532 Vacant  
533 Vacant  
534 Vacant  
535 Vacant  
536 Vacant  
537 Vacant  
538 Vacant  
539 Vacant  
540 Vacant  
541 Vacant  
542 Vacant  
543 Vacant  
544 Vacant  
545 Vacant  
546 Vacant  
547 Vacant  
548 Vacant  
549 Vacant  
550 Vacant  
551 Vacant  
552 Vacant  
553 Vacant  
554 Vacant  
555 Vacant  
556 Vacant  
557 Vacant  
558 Vacant  
559 Vacant  
560 Vacant  
561 Vacant  
562 Vacant  
563 Vacant  
564 Vacant  
565 Vacant  
566 Vacant  
567 Vacant  
568 Vacant  
569 Vacant  
570 Vacant  
571 Vacant  
572 Vacant  
573 Vacant  
574 Vacant  
575 Vacant  
576 Vacant  
577 Vacant  
578 Vacant  
579 Vacant  
580 Vacant  
581 Vacant  
582 Vacant  
583 Vacant  
584 Vacant  
585 Vacant  
586 Vacant  
587 Vacant  
588 Vacant  
589 Vacant  
590 Vacant  
591 Vacant  
592 Vacant  
593 Vacant  
594 Vacant  
595 Vacant  
596 Vacant  
597 Vacant  
598 Vacant  
599 Vacant  
600 Vacant  
601 Vacant  
602 Vacant  
603 Vacant  
604 Vacant  
605 Vacant  
606 Vacant  
607 Vacant  
608 Vacant  
609 Vacant  
610 Vacant  
611 Vacant  
612 Vacant  
613 Vacant  
614 Vacant  
615 Vacant  
616 Vacant  
617 Vacant  
618 Vacant  
619 Vacant  
620 Vacant  
621 Vacant  
622 Vacant  
623 Vacant  
624 Vacant  
625 Vacant  
626 Vacant  
627 Vacant  
628 Vacant  
629 Vacant  
630 Vacant  
631 Vacant  
632 Vacant  
633 Vacant  
634 Vacant  
635 Vacant  
636 Vacant  
637 Vacant  
638 Vacant  
639 Vacant  
640 Vacant  
641 Vacant  
642 Vacant  
643 Vacant  
644 Vacant  
645 Vacant  
646 Vacant  
647 Vacant  
648 Vacant  
649 Vacant  
650 Vacant  
651 Vacant  
652 Vacant  
653 Vacant  
654 Vacant  
655 Vacant  
656 Vacant  
657 Vacant  
658 Vacant  
659 Vacant  
660 Vacant  
661 Vacant  
662 Vacant  
663 Vacant  
664 Vacant  
665 Vacant  
666 Vacant  
667 Vacant  
668 Vacant  
669 Vacant  
670 Vacant  
671 Vacant  
672 Vacant  
673 Vacant  
674 Vacant  
675 Vacant  
676 Vacant  
677 Vacant  
678 Vacant  
679 Vacant  
680 Vacant  
681 Vacant  
682 Vacant  
683 Vacant  
684 Vacant  
685 Vacant  
686 Vacant  
687 Vacant  
688 Vacant  
689 Vacant  
690 Vacant  
691 Vacant  
692 Vacant  
693 Vacant  
694 Vacant  
695 Vacant  
696 Vacant  
697 Vacant  
698 Vacant  
699 Vacant  
700 Vacant  
701 Vacant  
702 Vacant  
703 Vacant  
704 Vacant  
705 Vacant  
706 Vacant  
707 Vacant  
708 Vacant  
709 Vacant  
710 Vacant  
711 Vacant  
712 Vacant  
713 Vacant  
714 Vacant  
715 Vacant  
716 Vacant  
717 Vacant  
718 Vacant  
719 Vacant  
720 Vacant  
721 Vacant  
722 Vacant  
723 Vacant  
724 Vacant  
725 Vacant  
726 Vacant  
727 Vacant  
728 Vacant  
729 Vacant  
730 Vacant  
731 Vacant  
732 Vacant  
733 Vacant  
734 Vacant  
735 Vacant  
736 Vacant  
737 Vacant  
738 Vacant  
739 Vacant  
740 Vacant  
741 Vacant  
742 Vacant  
743 Vacant  
744 Vacant  
745 Vacant  
746 Vacant  
747 Vacant  
748 Vacant  
749 Vacant  
750 Vacant  
751 Vacant  
752 Vacant  
753 Vacant  
754 Vacant  
755 Vacant  
756 Vacant  
757 Vacant  
758 Vacant  
759 Vacant  
760 Vacant  
761 Vacant  
762 Vacant  
763 Vacant  
764 Vacant  
765 Vacant  
766 Vacant  
767 Vacant  
768 Vacant  
769 Vacant  
770 Vacant  
771 Vacant  
772 Vacant  
773 Vacant  
774 Vacant  
775 Vacant  
776 Vacant  
777 Vacant  
778 Vacant  
779 Vacant  
780 Vacant  
781 Vacant  
782 Vacant  
783 Vacant  
784 Vacant  
785 Vacant  
786 Vacant  
787 Vacant  
788 Vacant  
789 Vacant  
790 Vacant  
791 Vacant  
792 Vacant  
793 Vacant  
794 Vacant  
795 Vacant  
796 Vacant  
797 Vacant  
798 Vacant  
799 Vacant  
800 Vacant  
801 Vacant  
802 Vacant  
803 Vacant  
804 Vacant  
805 Vacant  
806 Vacant  
807 Vacant  
808 Vacant  
809 Vacant  
810 Vacant  
811 Vacant  
812 Vacant  
813 Vacant  
814 Vacant  
815 Vacant  
816 Vacant  
817 Vacant  
818 Vacant  
819 Vacant  
820 Vacant  
821 Vacant  
822 Vacant  
823 Vacant  
824 Vacant  
825 Vacant  
826 Vacant  
827 Vacant  
828 Vacant  
829 Vacant  
830 Vacant  
831 Vacant  
832 Vacant  
833 Vacant  
834 Vacant  
835 Vacant  
836 Vacant  
837 Vacant  
838 Vacant  
839 Vacant  
840 Vacant  
841 Vacant  
842 Vacant  
843 Vacant  
844 Vacant  
845 Vacant  
846 Vacant  
847 Vacant  
848 Vacant  
849 Vacant  
850 Vacant  
851 Vacant  
852 Vacant  
853 Vacant  
854 Vacant  
855 Vacant  
856 Vacant  
857 Vacant  
858 Vacant  
859 Vacant  
860 Vacant  
861 Vacant  
862 Vacant  
863 Vacant  
864 Vacant  
865 Vacant  
866 Vacant  
867 Vacant  
868 Vacant  
869 Vacant  
870 Vacant  
871 Vacant  
872 Vacant  
873 Vacant  
874 Vacant  
875 Vacant  
876 Vacant  
877 Vacant  
878 Vacant  
879 Vacant  
880 Vacant  
881 Vacant  
882 Vacant  
883 Vacant  
884 Vacant  
885 Vacant  
886 Vacant  
887 Vacant  
888 Vacant  
889 Vacant  
890 Vacant  
891 Vacant  
892 Vacant  
893 Vacant  
894 Vacant  
895 Vacant  
896 Vacant  
897 Vacant  
898 Vacant  
899 Vacant  
900 Vacant  
901 Vacant  
902 Vacant  
903 Vacant  
904 Vacant  
905 Vacant  
906 Vacant  
907 Vacant  
908 Vacant  
909 Vacant  
910 Vacant  
911 Vacant  
912 Vacant  
913 Vacant  
914 Vacant  
915 Vacant  
916 Vacant  
917 Vacant  
918 Vacant  
919 Vacant  
920 Vacant  
921 Vacant  
922 Vacant  
923 Vacant  
924 Vacant  
925 Vacant  
926 Vacant  
927 Vacant  
928 Vacant  
929 Vacant  
930 Vacant  
931 Vacant  
932 Vacant  
933 Vacant  
934 Vacant  
935 Vacant  
936 Vacant  
937 Vacant  
938 Vacant  
939 Vacant  
940 Vacant  
941 Vacant  
942 Vacant  
943 Vacant  
944 Vacant  
945 Vacant  
946 Vacant  
947 Vacant  
948 Vacant  
949 Vacant  
950 Vacant  
951 Vacant  
952 Vacant  
953 Vacant  
954 Vacant  
955 Vacant  
956 Vacant  
957 Vacant  
958 Vacant  
959 Vacant  
960 Vacant  
961 Vacant  
962 Vacant  
963 Vacant  
964 Vacant  
965 Vacant  
966 Vacant  
967 Vacant  
968 Vacant  
969 Vacant  
970 Vacant  
971 Vacant  
972 Vacant  
973 Vacant  
974 Vacant  
975 Vacant  
976 Vacant  
977 Vacant  
978 Vacant  
979 Vacant  
980 Vacant  
981 Vacant  
982 Vacant  
983 Vacant  
984 Vacant  
985 Vacant  
986 Vacant  
987 Vacant  
988 Vacant  
989 Vacant  
990 Vacant  
991 Vacant  
992 Vacant  
993 Vacant  
994 Vacant  
995 Vacant  
996 Vacant  
997 Vacant  
998 Vacant  
999 Vacant  
1000 Vacant



[Back to Browse Maps](#)

State: Texas

City: San Antonio

Date: 1911-Mar. 1951 \*

Volume: vol. 5, 1924-June 1950



[< Previous](#) [Next >](#)

