

**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 finished. 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.

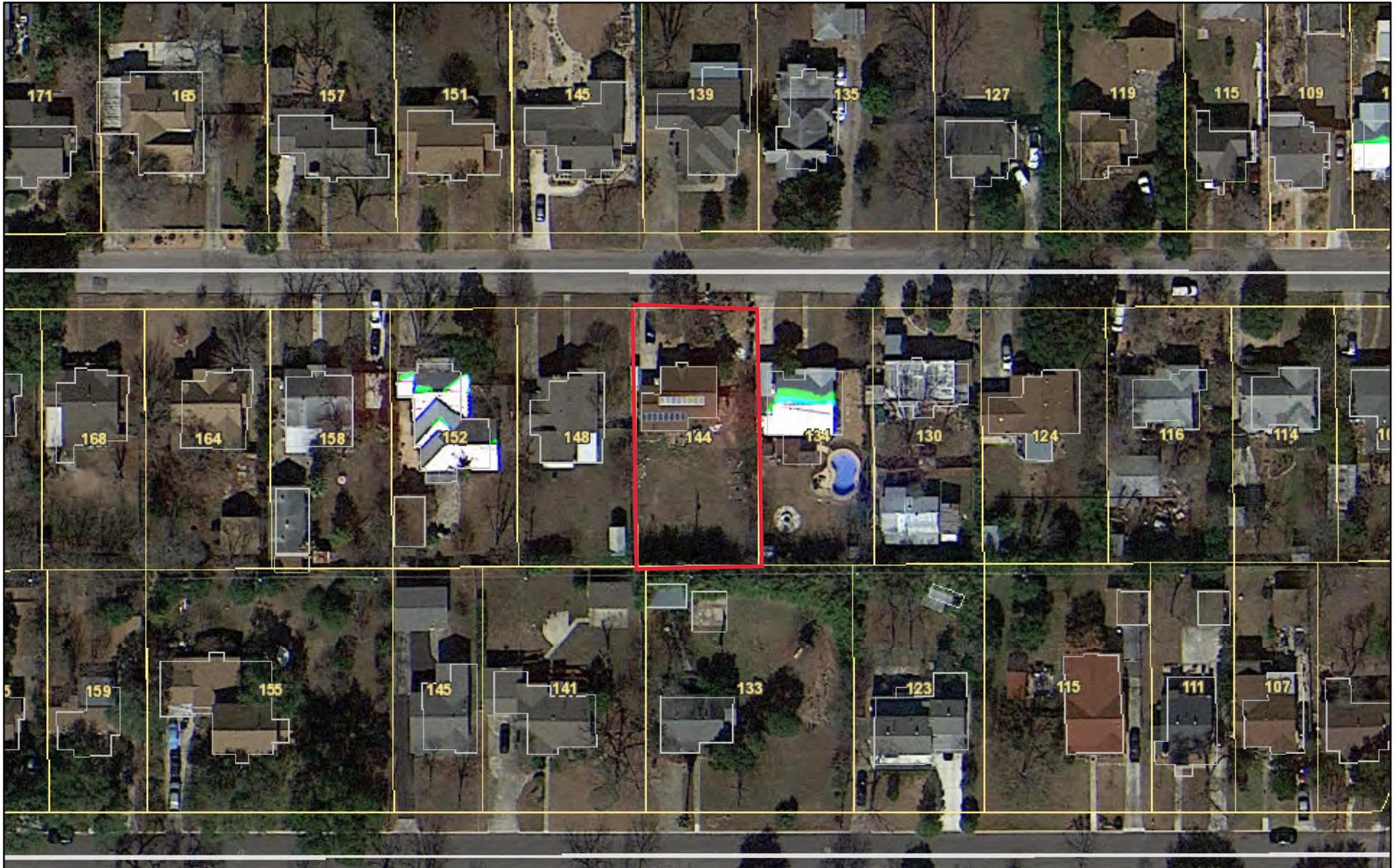
1. LANDSCAPING PLAN – The applicant has not submitted a comprehensive landscaping site plan at this time. Staff finds that a separate application for landscaping modifications must be submitted to staff for review and approval if the applicant plans on modifying the landscape design.

### **RECOMMENDATION:**

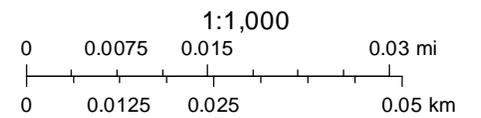
Staff recommends approval of the request, based on findings a through l, with the following stipulations:

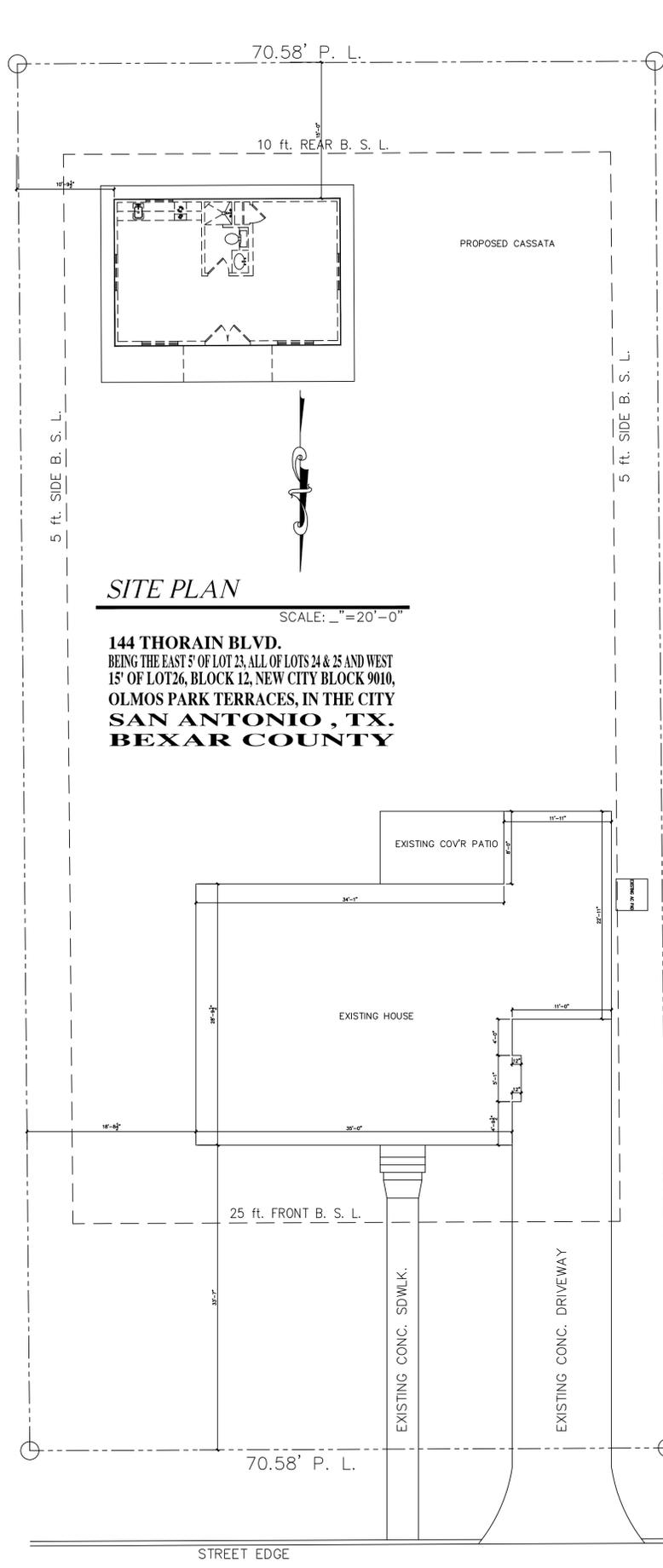
- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature 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

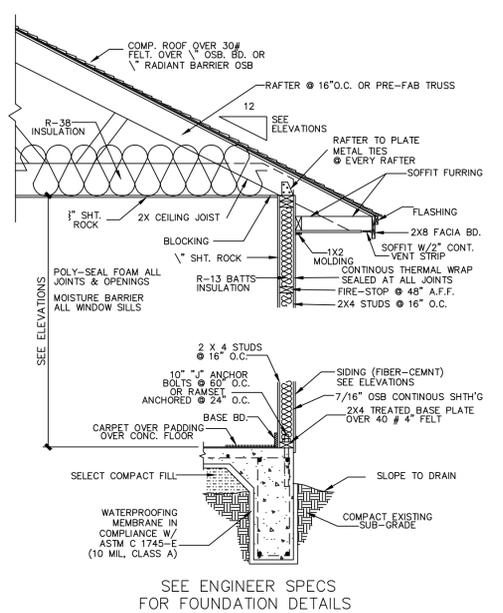




**SITE PLAN**

SCALE: 1" = 20'-0"

**144 THORAIN BLVD.**  
 BEING THE EAST 5' 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**

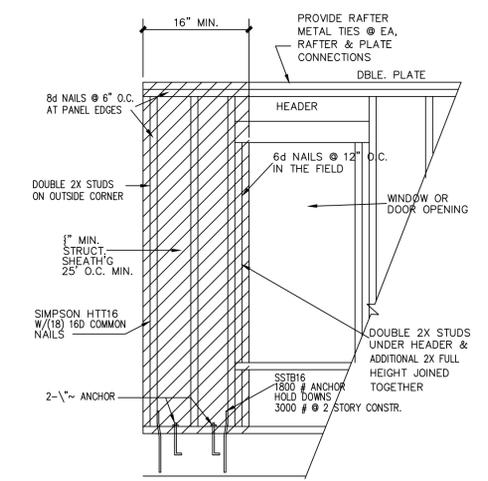


**TYPICAL SIDING WALL SECTION**

SCALE: 1/2" = 1'-0"

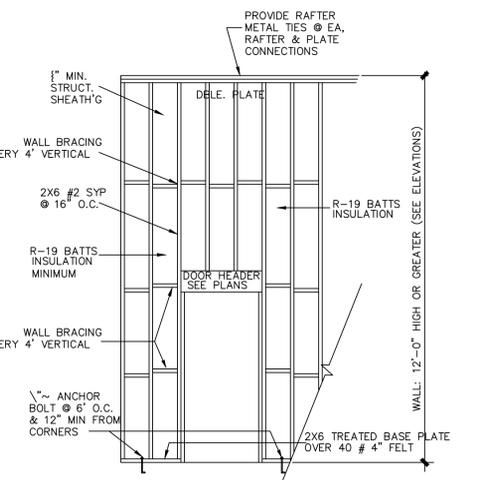
**CONTINUOUS SHEATHING - WSP BRACE WALLS**

ALL FRAMING LUMBER TO BE:  
 # 2 SOUTHERN YELLOW PINE



**BRACE WALL DETAIL A-2**

SCALE: 1/2" = 1'-0"  
 VERIFY MINIMUM WIND BRACING REQUIREMENTS WITH  
 INTERNATIONAL RESIDENTIAL CODE



**TALL WALL DETAIL**

SCALE: 1/2" = 1'-0"

- GENERAL NOTES:**
- 1.0 These construction documents and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
  - 2.0 Any discrepancies in construction documents to be brought to the attention of the architect prior to work being performed or materials being ordered.
  - 3.0 All windows will be dimensioned to center line unless otherwise noted. Glass size per mfr. specs.
  - 4.0 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.
  - 5.0 Builder to verify sizing and location of all appliances & related components.
  - 6.0 Weather strip attic access door(s).
  - 7.0 Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access.
  - 8.0 Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
  - 9.0 All plumbing, appliance & gas vents to vent to rear of roof ridge wherever possible.
  - 10.0 Provide control and expansion joints as required on concrete drives, walks, and patios.
  - 11.0 Provide a door sill at all 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.
  - 13.0 Provide blocking for ceiling fans where specified
  - 14.0 Provide electric for pool &/or spa equip. & 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: R902.4 CEILING JOISTS SCHEDULE FOR: L, L, 20 psf, D, L, 10 psf (LIMITED ATTACHED)

SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	9'-3"	8'-0"	6'-7"
2X6	13'-11"	12'-0"	9'-10"
2X8	17'-7"	15'-3"	12'-6"
2X10	20'-11"	18'-1"	14'-9"
2X12	33'-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: R902.5.1 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"	9'-0"	7'-4"
2X6	15'-7"	13'-6"	11'-0"
2X8	19'-8"	17'-1"	13'-11"
2X10	23'-5"	20'-3"	16'-6"
2X12	26'-0"	23'-10"	19'-6"

\* ALL MATERIAL TO BE NO. 2 S.Y.P.  
 \* CEILING NOT ATTACHED

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

ROOF RAFTER SPANS PER 2018 IRC EXCEEDS MINIMUM PER TABLE: R902.5.1 ROOF RAFTER SCHEDULE FOR: L, L, 20 psf, D, L, 10 psf (CEILING ATTACHED)

SIZE	12" O.C.	16" O.C.	24" O.C.
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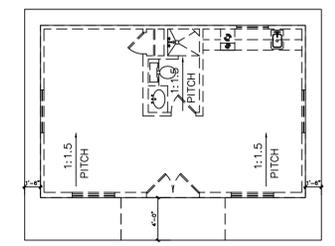
\* ALL MATERIAL TO BE NO. 2 S.Y.P.  
 \* CEILING ATTACHED

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

DOOR & WINDOW HEADERS  
 INTERIOR NOT LESS THEN 2X6'S  
 EXTERIOR NOT LESS THEN 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"	2-2X10-----6'-4"
2-2X12-----9'-3"	2-2X12-----7'-5"

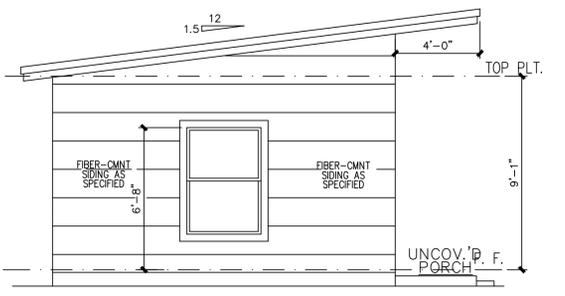
ALL MATERIAL TO BE NO. 2 S.Y.P.  
 B. R. = NUMBER OF STORIES BELOW ROOF LEVEL



**ROOF PLAN**

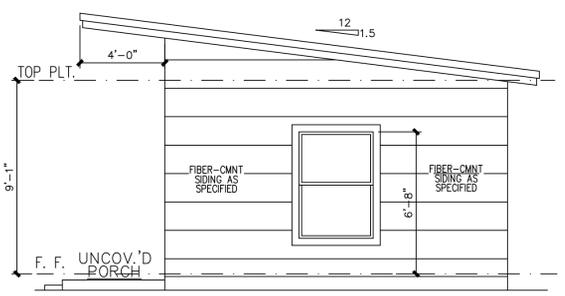
SCALE: 1/2" = 1'-0"

- NOTE: ALL ROOF OVERHANGS TO BE 18" FROM FRAME, UNLESS NOTED OTHERWISE
1. NAILS FOR SECURING TILES SHALL BE CORROSION RESISTANT.
  2. METAL FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF ROOFS & ADJOINING WALLS AND PROJECTIONS THRU ROOF SUCH AS CHIMNEYS & STACK VENTS.



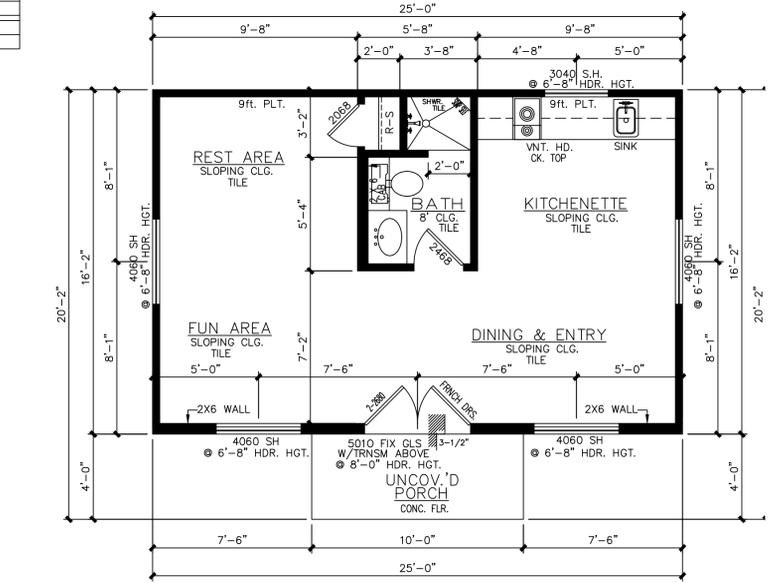
**LEFT SIDE ELEVATION**

SCALE: 1/2" = 1'-0"



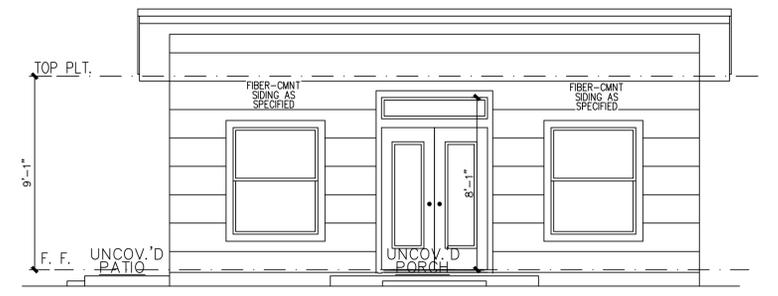
**RIGHT SIDE ELEVATION**

SCALE: 1/2" = 1'-0"



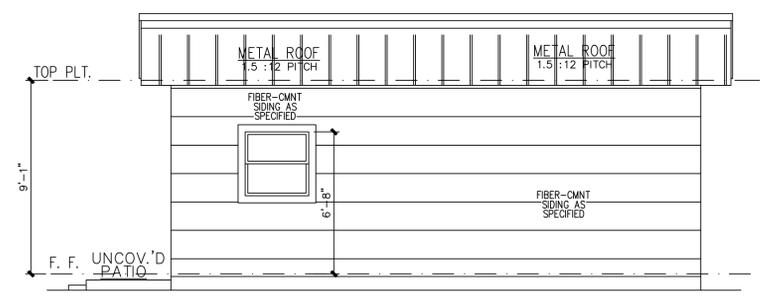
**FLOOR PLAN**

SCALE: 1/2" = 1'-0"



**FRONT SIDE ELEVATION**

SCALE: 1/2" = 1'-0"



**REAR SIDE ELEVATION**

SCALE: 1/2" = 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 SOLE PROPERTY OF RBA ARCHITECTS, P.C. NO REPRODUCTION OR OTHER USE OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF RBA ARCHITECTS, P.C. IS FORWARDED TO YOU BY RBA ARCHITECTS, P.C. FOR YOUR INFORMATION ONLY. ALL RIGHTS ARE RESERVED. ANY UNLAWFUL REPRODUCTION OR OTHER USE OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF RBA ARCHITECTS, P.C. IS STRICTLY PROHIBITED. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF RBA ARCHITECTS, P.C. ALL DIMENSIONS AND MEASUREMENTS ARE TO FACE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MEASUREMENTS BEFORE PROCEEDING WITH ANY WORK. A CONTRACTOR SHALL VERIFY THE PROPORTIONS OF MATERIALS FROM THE WORKING DRAWINGS OF THIS PROJECT. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE RESPONSIBILITY FOR THE CORRECTNESS OF THESE PLANS RESTS ENTIRELY WITH THE OWNER & THE BUILDER. THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL UTILITIES.

**DESIGNS BY:**  
**RAMIRO B. ALVAREZ**  
 plans@rbaarchitects.com  
 PO BOX 17181  
 SAN ANTONIO, TEXAS 78217  
**(210) 544-6520**



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

SQUARE FOOTAGE TABULATIONS:

TOTAL LIVING	404 #
UNCOV'D PORCH	40 #
TOTAL UNDER ROOF	444 #

**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

7711

**THOMPSON PLACE**—Cont'd  
ss 3w Mann Henry ©  
Cullin av intscts

ss 1w Mann Fritz ©  
(not open beyond 1/2 block west of  
Cullin av)

**THOMPSON PLACE W**  
(San Fernando Addn) From Frio  
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  
Δ Bruce Lee T ©  
1143 Δ Harding Leslie E ©  
1145 Δ Seeborn Rumsey A ©  
1161 Δ 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 Marlin F ©  
114 Vacant  
115 Δ Mathis L N © contr  
119 Δ Giffen Emmett D ©  
130 Δ Phillips John W ©  
134 Δ Fuhrman Carl J ©  
135 Δ Krum John T ©  
144 Δ McDonnell Grover ©  
118 Δ Newton John R ©  
152 Δ Christensen Peter W ©  
157 Δ Busch Christian ©  
158 Δ Shaw Wm E ©  
164 Δ Welch Wm C ©  
165 Δ Janssen Diederich G © cont  
168 Parker Jacob J  
Δ Mayrant Edgar R ©  
171 Δ Zinberg Wm  
Howard intscts

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

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

**THORMAN PLACE**

354 Δ Lascomb Benj R Capt  
855 Δ Houston Arth E ©  
N New Braunfels av intscts

**THORVALD (Harlandale)**  
From Boswell east 1/2 block, 1 south  
of Kendall av  
203 Thompson John M  
204 Seaton Chas 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 Δ Horner J T ©  
120 McMahon James J  
Van Ness intscts  
204 Dennis Bernard  
Stafford intscts

308 Gardiner Leona Mrs  
310 Dunn Ida Mrs ©  
311 McDonald Noble P ©  
315 Δ Scott Chester M  
316 Sullivan Timothy ©

Sandmeyer intscts:  
405 Scheel Norman H  
407 Kaiser Fredk P ©  
410 Kaiser Joseph  
412 Δ 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 Δ Carter Annie M Mrs ©  
Pinckney intscts

**TIPTON AV (Mitchell Terrace)**  
From Probandt northwest to Con-  
ner, 1 south of W Mitchell (not  
open beyond 1/2 block northwest of  
Grandjean)

102 Morrison John H ©  
103 Δ Beaty Jas ©  
106 Berry Raymond R  
107 Laest Dennis A ©  
110 Δ 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 Δ Martin Ernest H ©  
131 Δ Williams Laura Mrs ©

318 Vacant  
316 Espinoza Rudolph ©  
317 Lenz Julius ©  
318 Cordova Margt Mrs ©  
321 Δ Rakowitz Lawrence ©  
325 Dreiss Herbert  
331 Schlirmer Blayden 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 Δ Richter Mayme E Mrs ©  
112 Δ Ferguson Russell A ©  
114 Apartments  
1 Vacant  
2 De Marsha Marjorie  
3 Logan Otis W  
4 Δ Lord A nurse  
Boemer Augusta nurse  
Street continued

116 Shearer Apts The  
Apartments:  
1 Vacant  
2 De La Pena Adolph  
3 Δ Gordon Lucia Mrs  
4 Δ 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 Δ 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 1/2 block west of S Pal-  
metta av)  
114 Δ Bouquet John M ©  
120 Stark John A  
Champlin Giles S  
124 Jordan Joseph J ©  
130 Δ Melver Elles F Mrs ©  
134 Δ Franks Jennie B Mrs ©  
138 Δ Johnson Bert  
144 Δ Davis Henrietta Mrs ©  
S Cherry intscts

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



TOPEKA BLVD—Cont'd  
321 Scott  
322 Scott  
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