

February, 26, 2026

**Address:** 1334 S Flores St San Antonio, Tx 78204

**Legal Description:** NCB 2563 (River City Fellowship Subd), Block 2 Lot 1

**Property ID:** 1098992

**Historic District:** Hemisfair

**Public Property:** Yes

**Applicant:** Open Studio Architecture

**Owner:** Rajeev Puri/SF Commercial LP - 6002 Camp Bullis Rd, San Antonio, TX 78257

**Type Of Work:** Exterior Rehabilitation + 87 Sf Front Addition

**Request:** Certificate of Appropriateness

On behalf of the applicant, we respectfully submit the attached materials for administrative review and approval by the City of San Antonio Office of Historic Preservation for the property located at 1334 S. Flores Street, San Antonio, Texas 78204.

The project scope consists of a Minor Exterior Alteration with a small subordinate addition and includes the following:

- Replacement of non-historic window units with recessed aluminum storefront systems installed within existing openings
- Introduction of limited new storefront openings aligned with structural bays
- Replacement of deteriorated corrugated metal siding with compatible architectural metal panels
- Installation of modular brick veneer in a traditional running bond pattern at the primary façade, covering existing painted cmu wall.
- Construction of a one-story, 87-square-foot addition that remains subordinate to the existing structure

No increase in overall building height or historic massing is proposed. Existing character-defining elements will remain intact. New materials are differentiated yet compatible and comply with the City of San Antonio Historic Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

Material controls have been clearly identified in the elevation notes to avoid conditional approval, including:

- Storefront recessed 2"–4" from the exterior wall plane
- Clear glazing only (no reflective, tinted, or mirrored coatings)
- Matte-finish metal panels in neutral industrial tones
- Brick veneer with Type N mortar, natural gray color, 3/8" concave tooled joints
- No decorative masonry detailing

Because the addition is limited to 87 square feet, remains one story, and does not alter the historic massing or roofline, we believe the scope qualifies under Minor Exterior Alteration criteria for administrative approval.

Should staff determine that review by the San Antonio Historic and Design Review Commission is required, we respectfully request guidance on any adjustments necessary to maintain compliance prior to scheduling.

We appreciate your time and consideration and look forward to your feedback.

Sincerely,



Amber Perry, AIA, NCARB  
Architect  
Open Studios Architecture