

1. CHARACTERISTICS OF THE PROPERTY

The project is located at Thorain Boulevard No. 284, on the corner with San Pedro Avenue, in San Antonio, Texas. Its location, as indicated in the document "Guide for Historical Resources of San Antonio," falls within the Olmos Park Terrace Historic District. Therefore, it is subject to regulations that require new constructions, renovations, and additions to existing buildings to respect the historical characteristics and typologies of each heritage district.

Key features of this district include single-story houses in the Minimal Traditional or Ranch style, utilizing materials such as stone and tiles, with masonry being a prominent element used mainly along Thorain Boulevard.

The existing construction has a footprint of 1,487 square feet, distributed across two isolated volumes. Being a corner lot, its main north façade faces Thorain Blvd., and its west façade faces San Pedro Avenue.

The heritage regulations will dictate various guidelines that will impact the configuration of the proposed spaces, as will be specified throughout this document.

2. ABOUT THE PROJECT

Based on the spatial configuration of the typological and urban characteristics of the site, a parking area was proposed at the rear of the building, maintaining the continuity of the front yards and façades along Thorain Boulevard, with vehicular access on San Pedro Avenue, a commercial corridor and primary road in San Antonio. The parking area (5,349 SF) includes 14 spaces of 9'x18' each, and one disabled parking space located at the closest point to the entrance, along with zones for motorcycles (143 SF) and bicycles (138 SF).

The proposal includes green areas in the front yard, totaling 4,590 SF, culminating at the main entrance towards the north façade. Following the General Principles for Additions, a porch is added at the entrance through a contemporary reinterpretation of the Thorain typology (principles #2 and #3), incorporating a ramp for disabled access with a 6% slope in compliance with accessibility standards. Inside the building, the main volume houses 9 offices (ranging from 33 SF to 94 SF, depending on the required space), 3 conference rooms (from 72 SF to 100 SF, with 2 that can be combined to create 144 SF), an area functioning as a café, and also serves as an access control and support area for messages, reception, and administration of the leasing areas (211 SF), 3 mixed-use restrooms, and 1 additional restroom for disabled persons (133 SF).



In accordance with the guidelines outlined in document 3 "Guide for Additions," a new volume is proposed at the rear of the main building, maintaining a roof angle like the existing structures and a height consistent with the heritage building. Its footprint of 1,171 SF is smaller than the original construction (in accordance with "scale, form, and mass" and "mass and form of non-residential and mixed-use additions").

The north-south orientation of the roof would allow for the installation of solar panels, as well as a glazed section facing north to provide indirect natural lighting to the work areas, contributing to greater energy savings.

On its west façade, being the most visible from the outside, the addition is recessed relative to the heritage building to create a visual distinction between the volumes, while on the east side, hidden from view, a large window is proposed to provide greater lighting and ventilation (principle #4 of the additions guide), as the entire historic building lacks these qualities. This allows for the creation of an outdoor patio resembling a terrace of 610 SF, enclosed by wooden fences. Inside, an excavation of 4.6' is proposed to create a difference in levels that accommodates two work zones of 373 SF and 416 SF, as well as a seating area of 107 SF. The change in level provides greater spatial amplitude and quality, as well as a larger air volume for natural thermal buffering. The last volume includes 3 offices (66 SF each) and 1 work area (132 SF), with direct access from the parking area.

3. APPLICATION OF MATERIALS

The lack of proper maintenance has caused severe deterioration of both exterior and interior materials, leading over the years to interior issues such as dampness, peeling, and cracks. Due to these conditions, the plan includes the removal and replacement of materials both on the exterior and interior, with an aim to repurpose the removed masonry materials by using them as baseboards on the façades.

Additionally, it is intended to cover the exterior-facing panels with stucco material, which gives the appearance of painted wood panels and provides continuous and immediate protection for the walls from the outside. This finish will be painted in light colors, as used in neighboring constructions, achieving a reinterpretation of the historic building while ensuring its long-term protection.

Inside the existing area, drywall panels are proposed for use and replacement, while in the addition, brick masonry will be used for the walls. A reinforced concrete slab foundation is proposed in the form of a tray, from which a superstructure with steel columns will rise, along with a roof system consisting of primary and secondary steel beams, and a "sandwich-type" (Panel W) sheet metal covering or wooden sheets, as permitted by the State Agency. The roofing will have an asphalt shingle finish like that found on the roofs of the corresponding historic buildings.