



Agenda Item Report

Legislative Board:

Historic Preservation
Commission

Date:

July 16, 2026

Contact:

Will Parrish

**Agenda Item ID /
Number:**

2026-591- / G.3

ITEM TITLE: Consideration and possible action on a request by George Torres regarding a remodel of a structure located at 404 Austin Street, Buda Texas, 78610. (HPC 26-06)

Historic Perseveration officer Will Parrish

1. EXECUTIVE SUMMARY

The applicant is proposing remodel a structure on Austin Street to convert the Garage into additional living/commercial space. The exterior renovations are limited to the area where the garage is currently located.

2. BACKGROUND/HISTORY

404 Austin Street is zoned F4H, a zoning district that allows for some moderate commercial uses. The structure is currently a home, but the owner is proposing to renovate it in a manner that would make it commercially viable. The structure was constructed in 2009 and would be considered a low priority structure in the Historic Survey.

3. ANALYSIS

The applicant is proposing to replace the existing garage door with a masonry facade to match as closely with the existing facade materials as possible, primarily consisting of 4"-6" limestone blocks, as well as a large window and a set of french doors.

Doors

Doors and door surrounds are highly visible and significant in defining the style and character of a building. Doors give scale to buildings and provide visual interest to the composition of building facades. Some doors are associated with specific architectural styles. For example, glass paneled doors with stained glass are used in a variety of period designs. Many historic doors are noted for their materials placement and finishes. Original doors, door surrounds, and hardware should be preserved and maintained. Original features should be repaired rather than replaced.

1. Doors and/or door features such as surrounds, sidelights, and transoms should not be removed or altered. The original size of the door opening should not be enlarged, reduced, or shortened in height.

- *The applicant is not proposing to alter the original door, rather to incorporate additional doors into the garage conversion area.*

2. New door designs should not replace original door designs at the front entrance or at side entrances which are readily visible from the street, including side lites, ½ moon transom windows and similar features.

- *Proposed doors do not replace original doors*

3. Doors which are missing on the front or readily visible side facades should be replaced with new doors appropriate for the style and period of the dwelling.

- *Not applicable*

4. Replacement doors should be similar in design to the original in style, materials, glazing (type of glass and area) and lights (pane configuration). Materials may be adapted provided the design remains historically consistent.

- *Not applicable*

5. Doors of solid wood or steel design without windows should be used only at rear entrances or side entrances which are not readily visible from the street. These doors should be of traditional designs appropriate for the structure.

- *Proposed doors are of wood and glass.*

6. Doors should not be added at locations where they did not originally exist. If needed to meet safety codes or to enhance the use of a property, doors should be added at the rear or sides of dwellings where they would not be readily visible.

- *"Man doors" did not previously exist in this location, however this entrance is proposed to replace a vehicular garage door. While the applicant is proposing good materials, it does appear slightly awkward.*

7. Maintain features important to the character of a historic doorway. These may include the door, doorframe, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.

- *New doors do not impact historic character of existing doorways. The existing structure is not historic, and this would be replacing a portion of the existing garage door facade.*

Entrances

Original storefront and side entrances shall be preserved, maintained or repaired in their entrance design, materials, and arrangement whether recessed or flush with the sidewalk. Entrances shall also be designed to be accessible for those with disabilities.

1. Entrances should be retained or repaired with materials to match the original. Doors added to storefronts should be replaced with doors to match the original in design and materials. Solid wood doors should not be installed on storefronts.

- *This is a new entrance, or rather, it is replacing a garage door. The primary entrance to the building remains.*

2. Where the original door design is unknown, should be replaced with plain wood doors in a single light (glass area) design. Solid paneled doors, decorative doors, or any kind of door based upon different historical period or architectural style is generally not acceptable on storefronts.

- *Not applicable, this is replacing a garage door.*

3. Entrances requiring new doors should be of wood and glass design. However, metal with a dark or bronze anodized finish and with a wide stile may be substituted. Raw aluminum or other silver-colored metals are not appropriate.

- *Proposed entrance is a double french door made of wood and glass.*

Windows

New windows shall be in character with the historic building. This is especially important on primary or front facades. Because windows significantly affect the character of a historic structure, the treatment of a historic window and the design of a new one are important considerations. Windows can significantly affect the character of a historic structure; the treatment of a historic window and the design of a new one are therefore very important considerations. Windows give scale to buildings and provide visual interest. Distinct window designs help define many historic building styles. They are often inset into relatively deep opening. Surrounding casings and sash components

may have substantial dimension that casts shadows that contribute to the character of the historic style.

1. Windows should be repaired rather than replaced. Missing windows should be replaced with windows which match the original in size, number and arrangement of lights, and materials.

- *Not applicable, This is a new window where there were not previously windows*

2. Windows with original detailing should be preserved and maintained. These details may include sheet metal hood molding, brick or stone lintels and sills.

- *Not applicable*

3. Windows which are missing should be replaced with windows compatible to the building. Wood is the preferable material for new windows because aluminum or vinyl windows have a different profile.

- *Not applicable*

4. Windows which have flush or snap-on muntins are not generally appropriate. These materials do not replicate the appearance of historic windows.

- *Proposed windows do have flush/under glass muntins, however, this structure was built in 2009, and this is the style of window that was used when the structure was built, so it matches the character of the windows already installed.*

5. Windows should not have exterior shutters added unless there is physical or pictorial evidence that they originally existed on the building. Wood shutters may be used to conceal blocked-in or bricked-in windows. Shutters should be of louvered wood design and sized to fit their opening. If closed they should completely cover the window opening.

- *No exterior shutters proposed*

6. Windows may have exterior storm windows applied if they are of full view (single-light) design or if they match the dimensions of the upper and lower sash with matching meeting rails. "raw" or unfinished aluminum storm windows are not appropriate. If aluminum windows are used they should have an anodized or baked-on enamel finish.

- *Fiberglass windows are proposed, consistent with the other windows on the structure.*

7. Windows of steel construction should be preserved and maintained. If replacement is required, multi-light aluminum windows to match the existing in profile and design are recommended.

- *Not applicable*

4. FINANCIAL IMPACT

If approved, it would allow the applicant to move forward with plans to add additional commercial space to this structure, providing possible sales tax and property tax to the City.

5. STRATEGIC PLAN/GOALS

HISTORIC AND VIBRANT DOWNTOWN

6. STRATEGIC PLAN OBJECTIVES

Expand Commercial Space Downtown

7. PROS AND CONS

Pros: Materials proposed are generally consistent with existing materials on the structure, and as this structure was constructed in 2009, it is a low priority for preservation.

Cons: Garage conversions of this type are often difficult to convert in an esthetically pleasing manner.

8. ALTERNATIVES

HPC may move to:

- Approve
- Approve with conditions
- Deny
- Table

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed this application and recommends approval of the conversion and recommend approval.

Attachments:

[HPC 26-06-proposed construction exterior.pdf](#)

[HPC 26-06-estimate_1161_from_jg3_construction_llc.pdf](#)