

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2023

HDRC CASE NO: 2023-434
ADDRESS: 801 LABOR ST
LEGAL DESCRIPTION: NCB 733 BLK 5 LOT 8 & N 50 FT OF 7 ARB A8
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Michelle Hipps-Cruz/LIMINAL Design Studio
OWNER: LOCKE-MACIAS CHRISTINA ANN & RODOLFO MACIAS
TYPE OF WORK: Construction of a rear accessory structure
APPLICATION RECEIVED: October 26, 2023
60-DAY REVIEW: December 25, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a 2-story, 800-square-foot rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for 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. *Facade 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 principle 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 Additions and 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.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 801 Labor is a 1-story, single-family structure constructed in approximately 1915 with Craftsman and Neoclassical influences. The home features a standing seam metal hip roof with four dormers, a full-width front porch with square columns, a symmetrical façade, wood cladding, and one-over-one wood windows. The property is contributing to the Lavaca Historic District.
- b. NEW CONSTRUCTION: SETBACKS & ORIENTATION – The applicant has proposed to construct a 2-story, 800-square-foot rear accessory structure at the rear of the property. The front of the structure will be oriented east toward the rear of the primary structure and the façade facing Sadie Street will feature a carport for parking, utilizing the existing curb cut and driveway apron. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the rear accessory structure on the lot to generally reflect that of the accessory structures of adjacent corner lots. Staff finds the proposal generally appropriate.
- c. NEW CONSTRUCTION: SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a 2-story rear accessory structure. Adjacent properties predominately feature 1-story rear accessory structures. The applicant has proposed a structure that will total 24 feet in height. The primary structure is 25 feet in height. The applicant has provided a line-of-sight diagram showing that the structure will not exceed the height of the primary structure. Staff finds that the height of the rear accessory structure should be further reduced to comply with the Guidelines and to be subordinate to the neighboring primary structure and the block face.
- d. NEW CONSTRUCTION: FOOTPRINT – The applicant has proposed a footprint of approximately 800 square feet. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Staff finds that the applicant should submit the percentage of lot coverage to staff for review.
- e. NEW CONSTRUCTION: ROOF FORM – The applicant has proposed a front gable roof form with a projecting side gable roof to cover the exterior staircase. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The roof form on the primary structure is a hip roof configuration. Staff finds the form consistent with the Guidelines.
- f. NEW CONSTRUCTION: ROOF MATERIAL – The applicant has proposed to install a standing seam metal roof to match the existing roof on the primary structure. The existing metal roof on the primary structure does not meet OHP's standard specifications for standing seam metal roofs. Staff finds that the applicant should

install a standing seam metal roof that features 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.

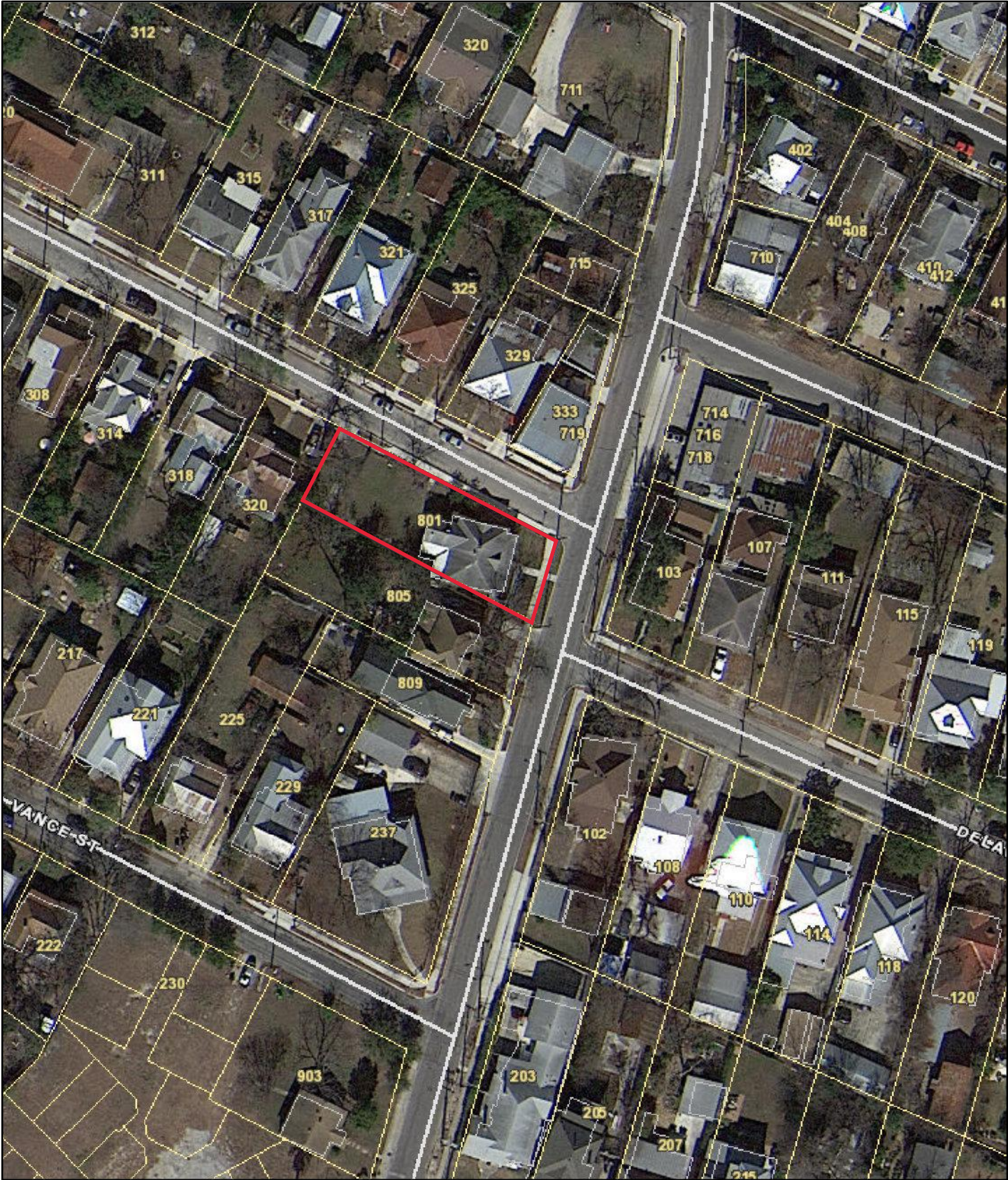
- g. NEW CONSTRUCTION: WINDOW OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed to install one-over-one windows of traditional proportions, fixed transom windows on the west elevation, and a telescoping glass window on the first floor of the south and east elevations, and a row of transom windows above the east elevation. Staff finds that the applicant should propose a fenestration pattern on the west elevation that features traditional window proportions that are more in keeping with the Guidelines.
- h. NEW CONSTRUCTION: DOOR OPENINGS – Guideline 5.A.v for New Construction states that applicants should incorporate doors with similar proportions and materials as those traditionally found in the district. The applicant has proposed to install a telescoping glass door on the east elevation, full-lite French doors on the second story of the east elevation, double doors on the first floor of the west elevation, and a single door on the south elevation with a transom window. The applicant has not submitted material specifications at this time. Staff finds that the proposed door openings are generally appropriate.
- i. NEW CONSTRUCTION: MATERIALS – The applicant has noted the use of standing seam metal roofing material, Hardie board siding, wood columns, metal awnings, metal pipe railing at the stairs, wood stairs, and hollow metal columns at the carport on the rear accessory structure. Guideline 5.A.iii for New Construction states that new outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that fully wood or aluminum clad wood windows would be most appropriate. 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. Staff finds that the wood columns should not exceed 6 square inches and should feature chamfered corners, that all columns and hand railings should be constructed of wood, and that the Hardie siding features a reveal of no more than 6 inches and a smooth finish.
- j. NEW CONSTRUCTION: ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds that the applicant should incorporate columns and handrailings that are in keeping with the historic district.
- k. DRIVEWAY MODIFICATIONS – The applicant has proposed to modify the existing driveway apron, which appears to measure 12 feet in width, to 24 feet in width and to install 5 feet of a 28-foot-wide driveway from the modified driveway apron to a new 581-square-foot concrete pad and a 518-square-foot carport. According to Guideline 5.B.i for Site Elements, historic driveway configurations should be retained and repaired in place. Applicants should incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Staff finds that the expansion of the existing curb cut and driveway apron is inconsistent with the Guidelines. The applicant should retain the existing curb cut and driveway apron and should install a 5-foot-long driveway to the parking pad that does not exceed 10 feet in width.

RECOMMENDATION:

Staff does not recommend approval based on findings a through k. Staff recommends that the applicant addresses the following stipulations prior to returning to the HDRC:

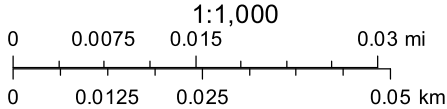
- i. That the applicant reduces the height of the rear accessory structure based on finding c and submits updated drawings that include the neighboring property for context to staff for review prior to returning to the HDRC.
- ii. That the applicant submits the proposed percentage of lot coverage to staff for review prior to returning to the HDRC based on finding d.
- iii. That the applicant installs a standing seam metal roof that features 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 based on finding f. 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.
- iv. That the applicant proposes window sizes, patterns, proportions, operations and trim and sill detailing on the west elevation that are consistent with the Guidelines and historic precedents in the district as noted in finding g and submits updated elevation drawings to staff for review and approval prior to returning to the HDRC based on finding g.
- v. That the applicant installs wood or aluminum-clad wood windows based on finding i. 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". White manufacturer's color is not allowed, and color selection must be presented to staff. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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. Faux divided lites are not permitted.
- vi. That the Hardie siding features a reveal no more than 6 inches and a smooth texture based on finding i. A faux wood grain finish is not permitted.
- vii. That the applicant submits final material specifications for fully wood or aluminum-clad wood doors based on finding i to staff for review and approval prior to returning to the HDRC.
- viii. That the applicant submits column details based on finding i showing that the proposed porch and carport columns will be fully wood to staff for review prior to returning to the HDRC. The porch columns should feature a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.
- ix. That all hand railings are constructed of wood and that the applicant submits updated material specifications for the proposed hand railings and stairs to staff for review prior to returning to the HDRC based on finding i.
- x. That the applicant retains the existing curb cut and driveway apron width and that the new driveway to the new parking pad does not exceed 10 feet in width. The applicant is required to submit an updated site plan to staff for review prior to the returning to the HDRC based on finding k.

City of San Antonio One Stop



November 9, 2023

— User drawn lines













A 00 TITLE SHEET
A 001 SOUTH EAST VIEW
A 002 NORTH EAST VIEW
A 003 STREET VIEW STUDIES
A 100 SITE LAN
A 101 FIRST FLOOR
A 102 SECOND FLOOR
A 201 SECTION
A 202 SECTION
A 301 NORTH ELEVATION
A 302 SOUTH ELEVATION
A 303 EAST ELEVATION
A 304 WEST ELEVATION

SITE

801 LABOR STREET
ZONING: RM-4
HISTORIC LAVACA DISTRICT

LOT: 7640 SF OR .18 ACRES
EXISTING HISTORIC HOME: 1700 SF

ACCESSORY DETACHED DWELLING UNIT (ADDU)

ONE ADDU UNIT IS ALLOWED

800SF MAX ALLOWABLE

NEW ADDU: 800SF TOTAL.
FIRST FLOOR CONDITIONED SPACE: 400SF
SECOND FLOOR CONDITIONED SPACE: 400SF

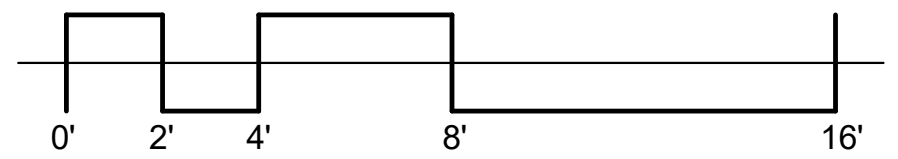
MINIMUM SEBACK FROM REAR AND SIDE PROPERTY
LINES IS 5 FEET. IF THE STRUCTURE HAS NO OVERHANG
THE ACCOSSORY UNIT MAY BE 3 FEET FROM THE REAR
AND SIDE PROPERTY LINES

AN ADDU MAY NOT EXCEED 25 FEET OR TWO SOTRIES IN
HEIGHT.

NOT FOR CONSTRUCTION	L I M I N A L	MACIAS FAMILY 801 LABOR STREET ACCESSORY DETACHED DWELLING UNIT	Revisions			TITLE SHEET	
			No.	Description	Date	Project number 23-02	A 000
						Date 8.21.23	
						Drawn by Author	
						Checked by Checker	Scale



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NOT FOR
CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

No.	Description	Date

SOUTH EAST VIEW

Project number	23-02	A 001
Date	8.21.23	
Drawn by	M.CRUIZ	
Checked by	Checker	Scale



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L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

No.	Description	Date

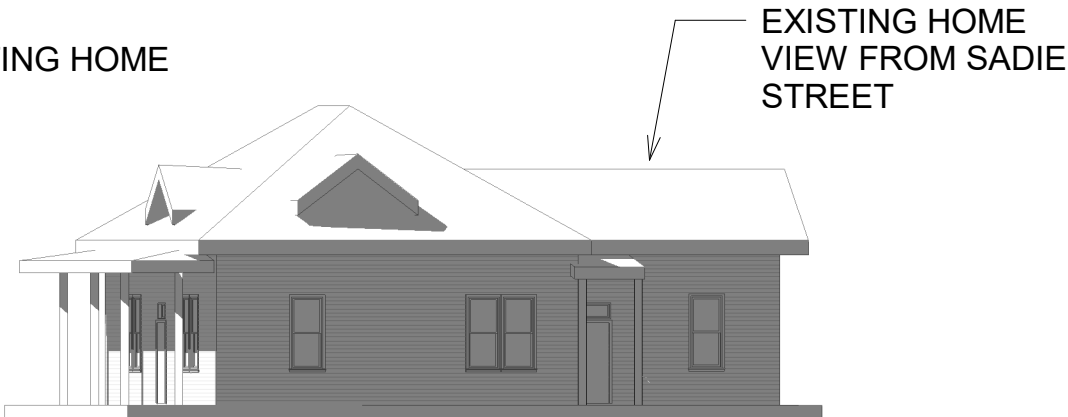
NORTH EAST VIEW

Project number	23-02
Date	8.21.23
Drawn by	M.CRUIZ
Checked by	Checker

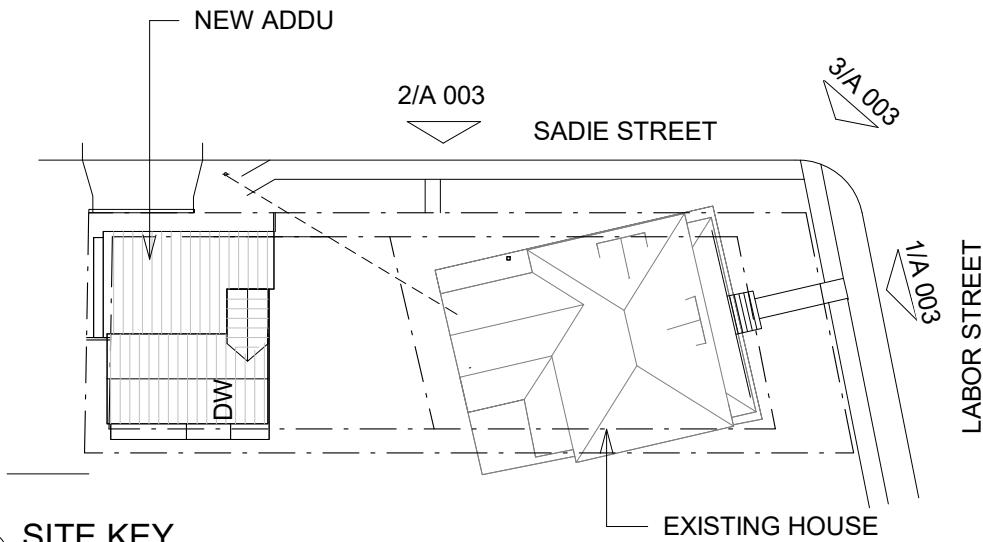
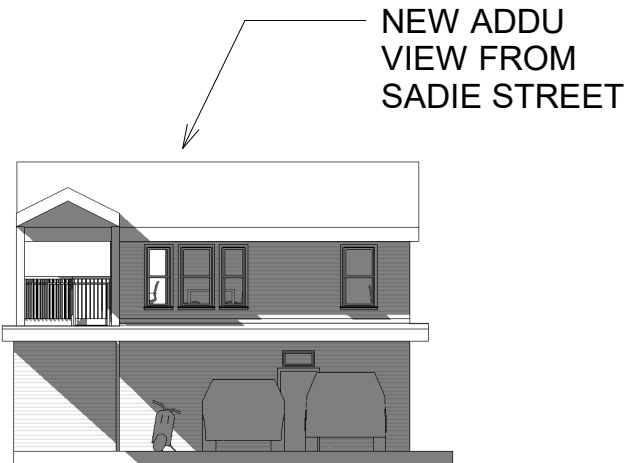
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1 VIEW FROM LABOR STREET - FRONT OF EXISTING HOME

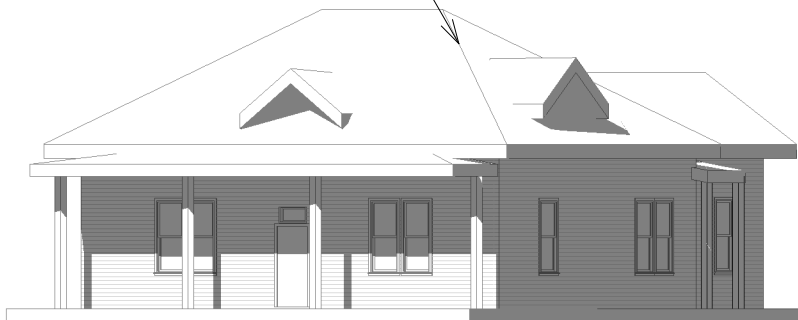


2 VIEW FROM SADIE STREET- SIDE OF EXISTING HOME



4 SITE KEY
1" = 40'-0"

EXISTING HOME LABORSTREET



NEW ADDU SADIE STREET



3 VIEW FROM CORNER OF LABOR AND SADIE

NOT FOR
CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

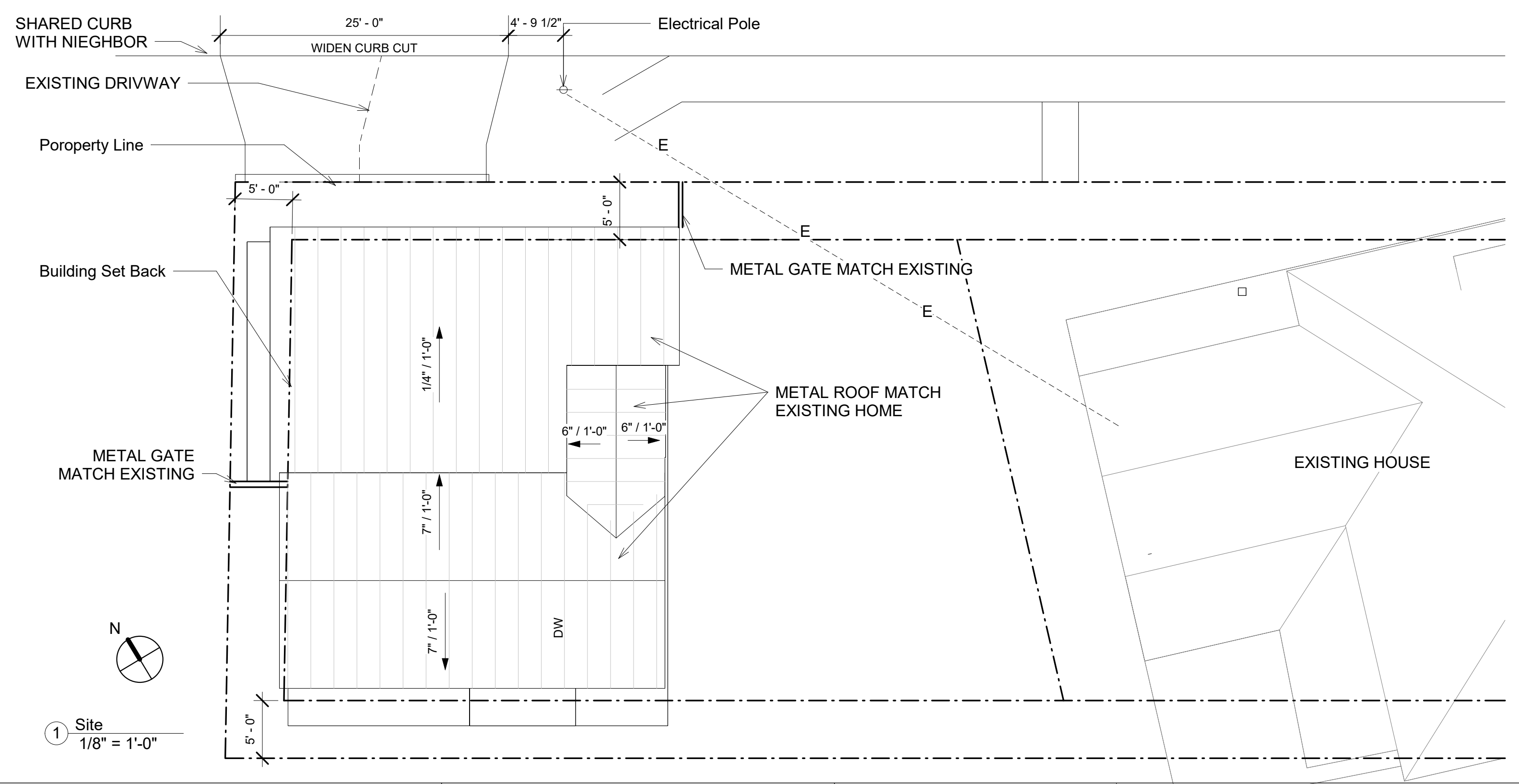
Revisions

No.	Description	Date

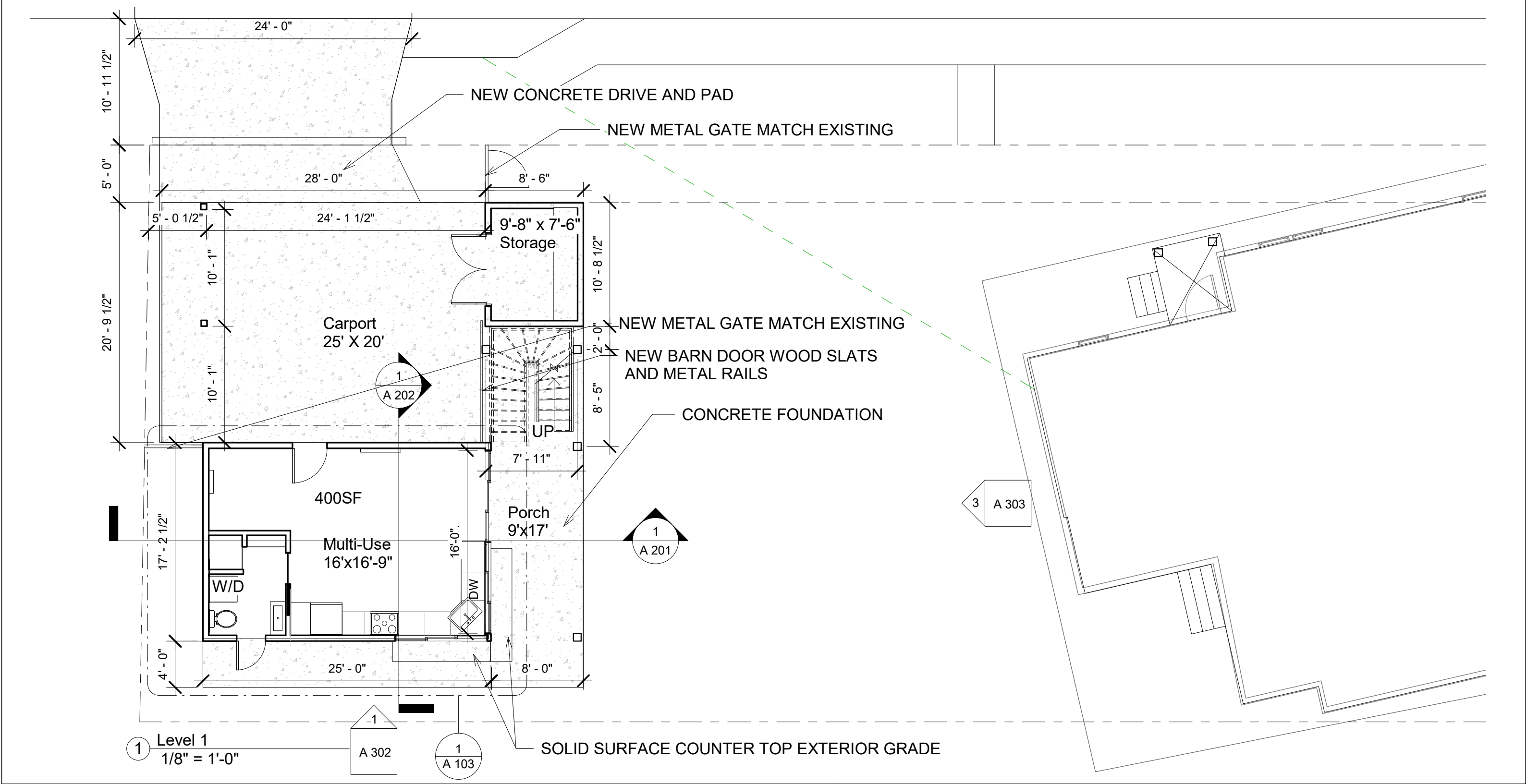
STREET VIEW STUDIES

Project number	23-02
Date	8.21.23
Drawn by	Author
Checked by	Checker

A 003
Scale 1" = 40'-0"



NOT FOR CONSTRUCTION	L I M I N A L	MACIAS FAMILY 801 LABOR STREET ACCESSORY DETACHED DWELLING UNIT	Revisions			SITE PLAN		
			No.	Description	Date	Project number	23-02	A 100
						Date	8.21.23	
						Drawn by	Author	
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CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

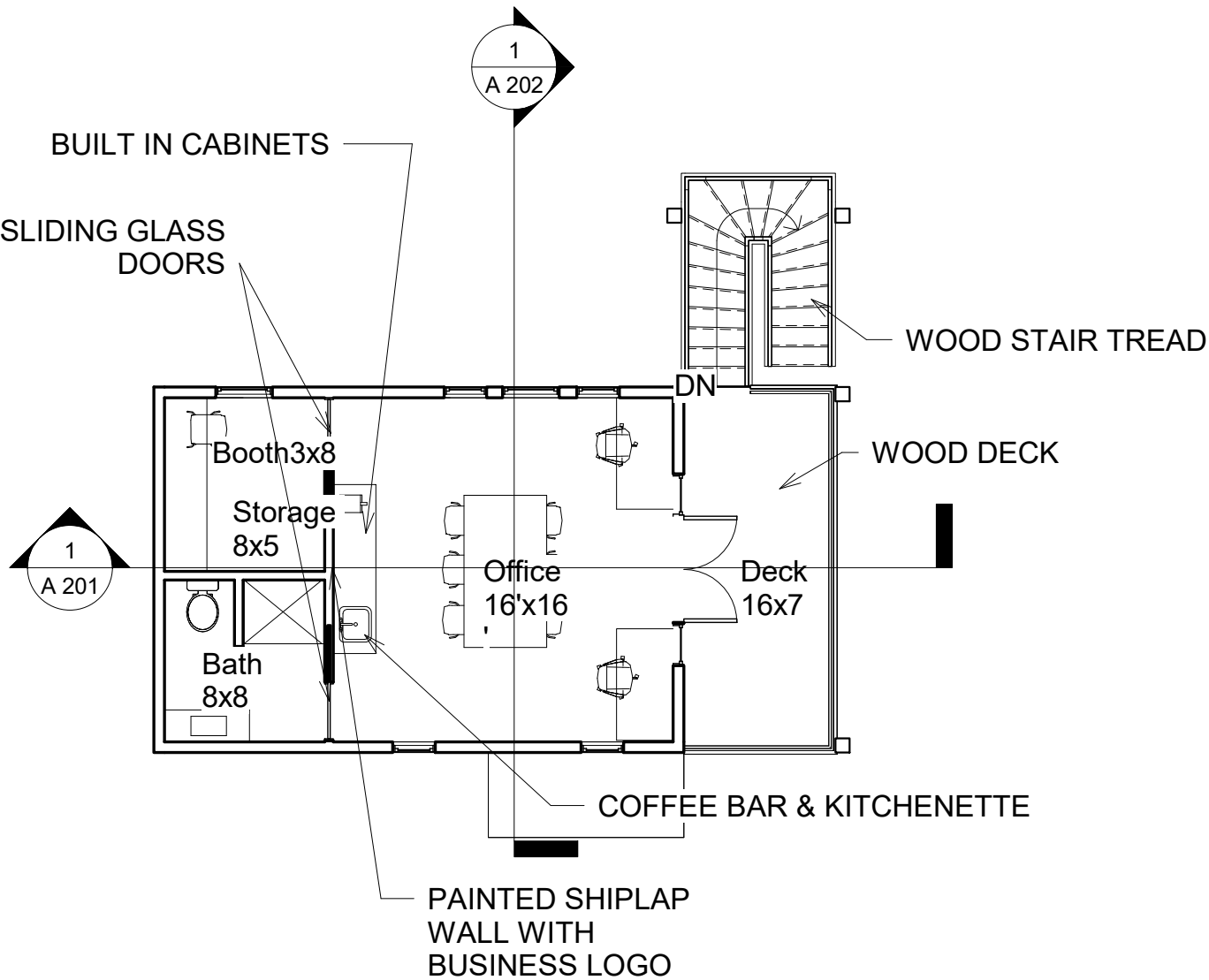
Revisions

No.	Description	Date

FIRST FLOOR

Project number	23-02
Date	8.21.23
Drawn by	Author
Checked by	Checker

A 101
Scale 1/8" = 1'-0"



① Level 2
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

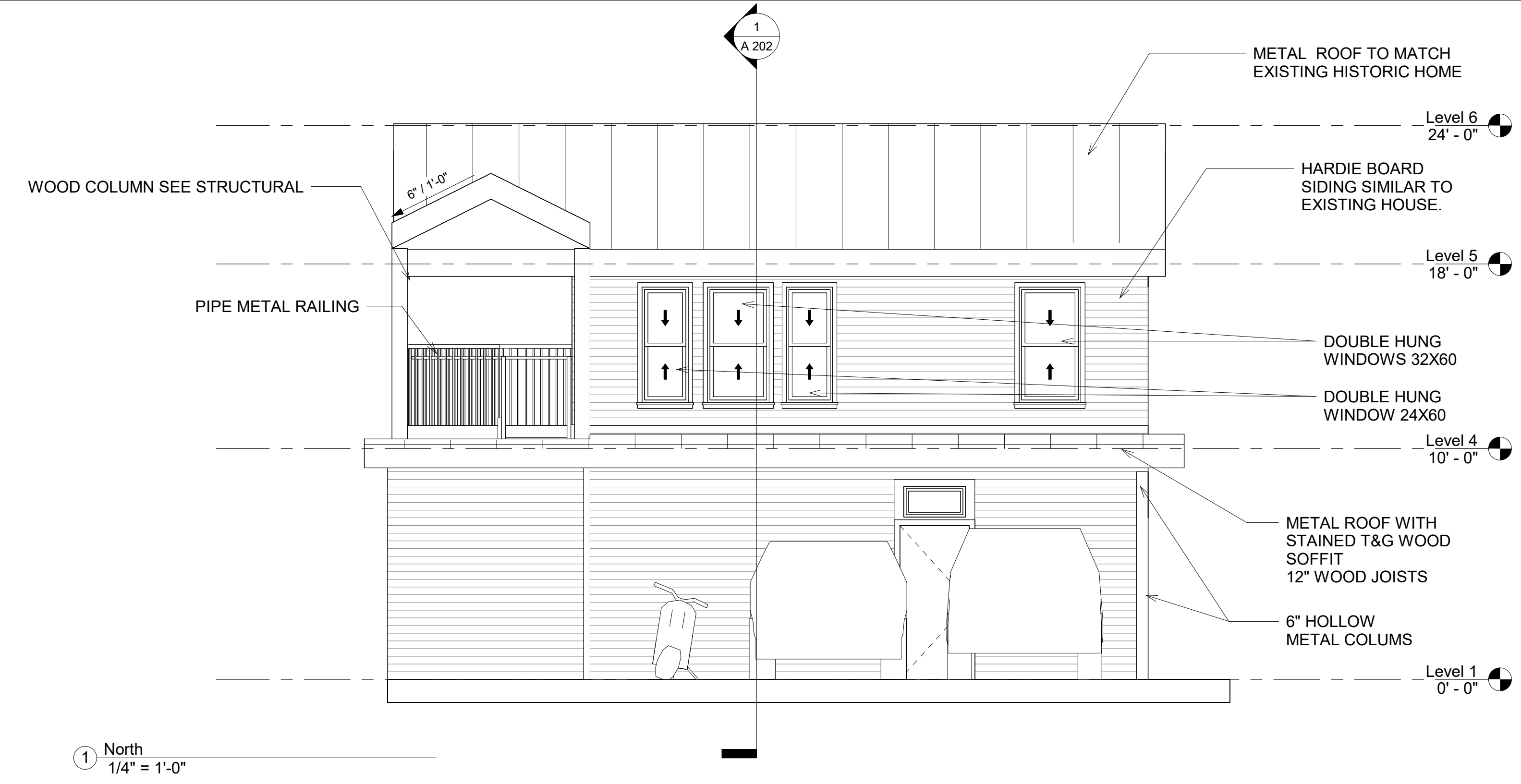
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No.	Description	Date

SECOND FLOOR

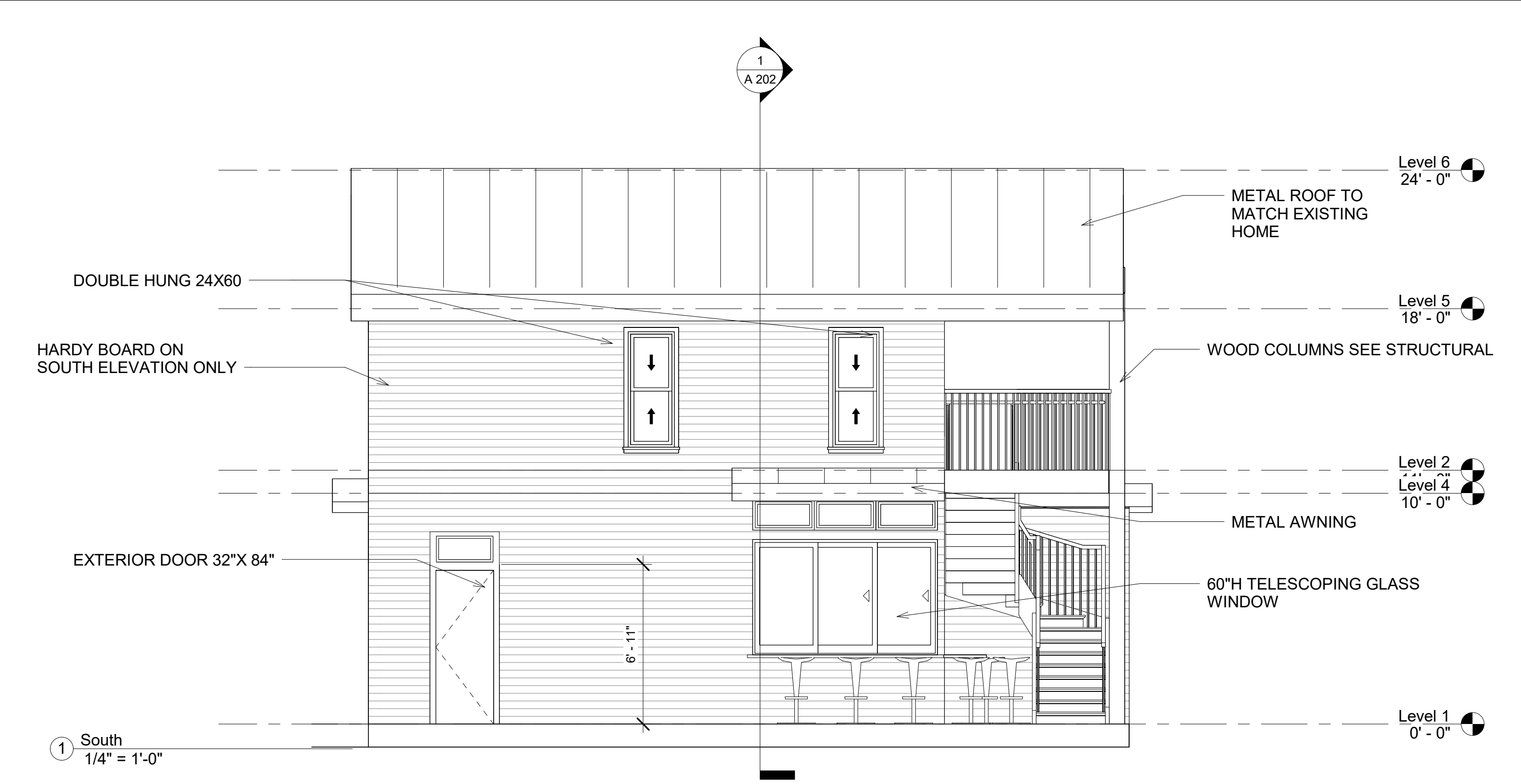
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Date	8.21.23
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A 102	
	Scale 1/8" = 1'-0"

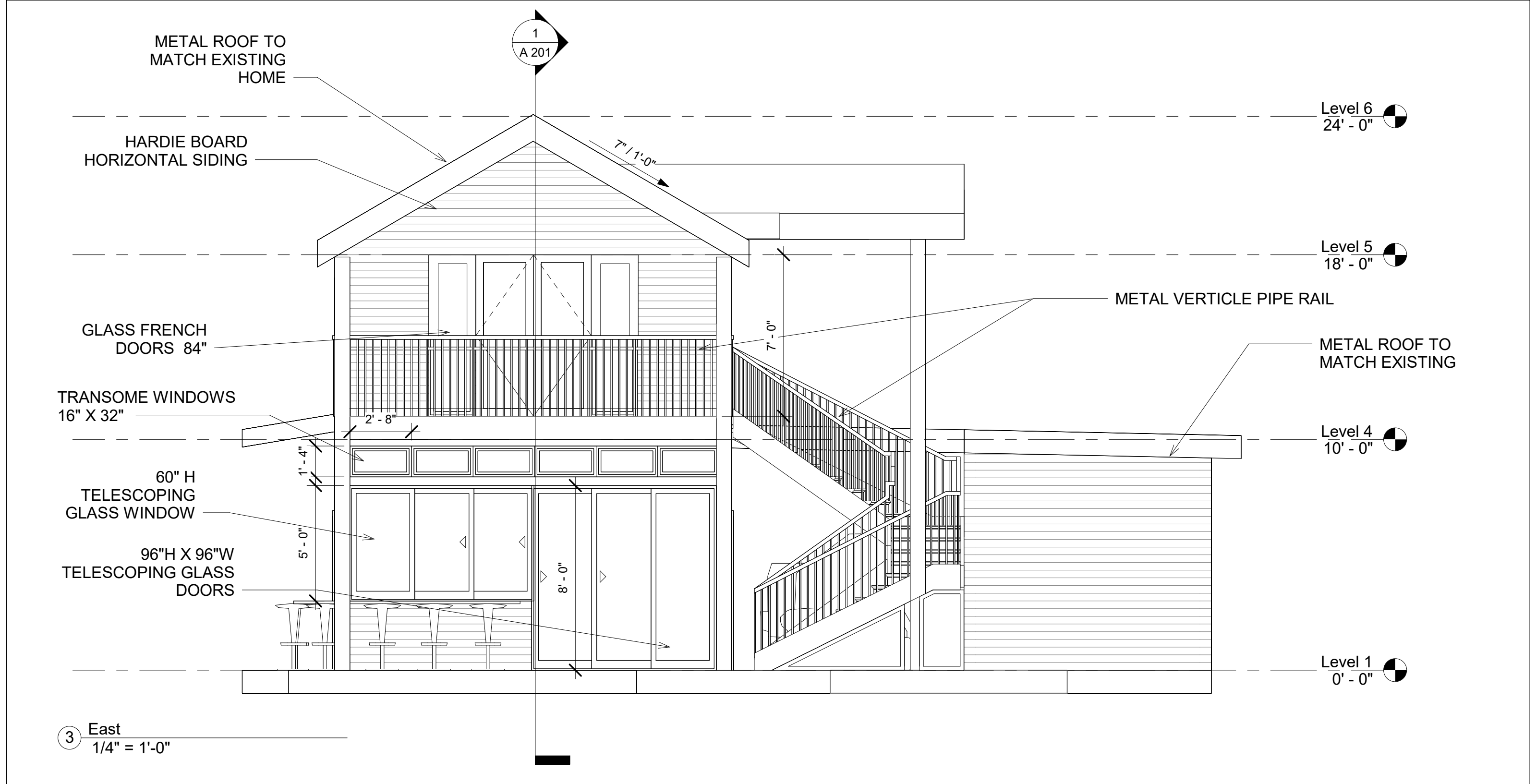


1 North
1/4" = 1'-0"

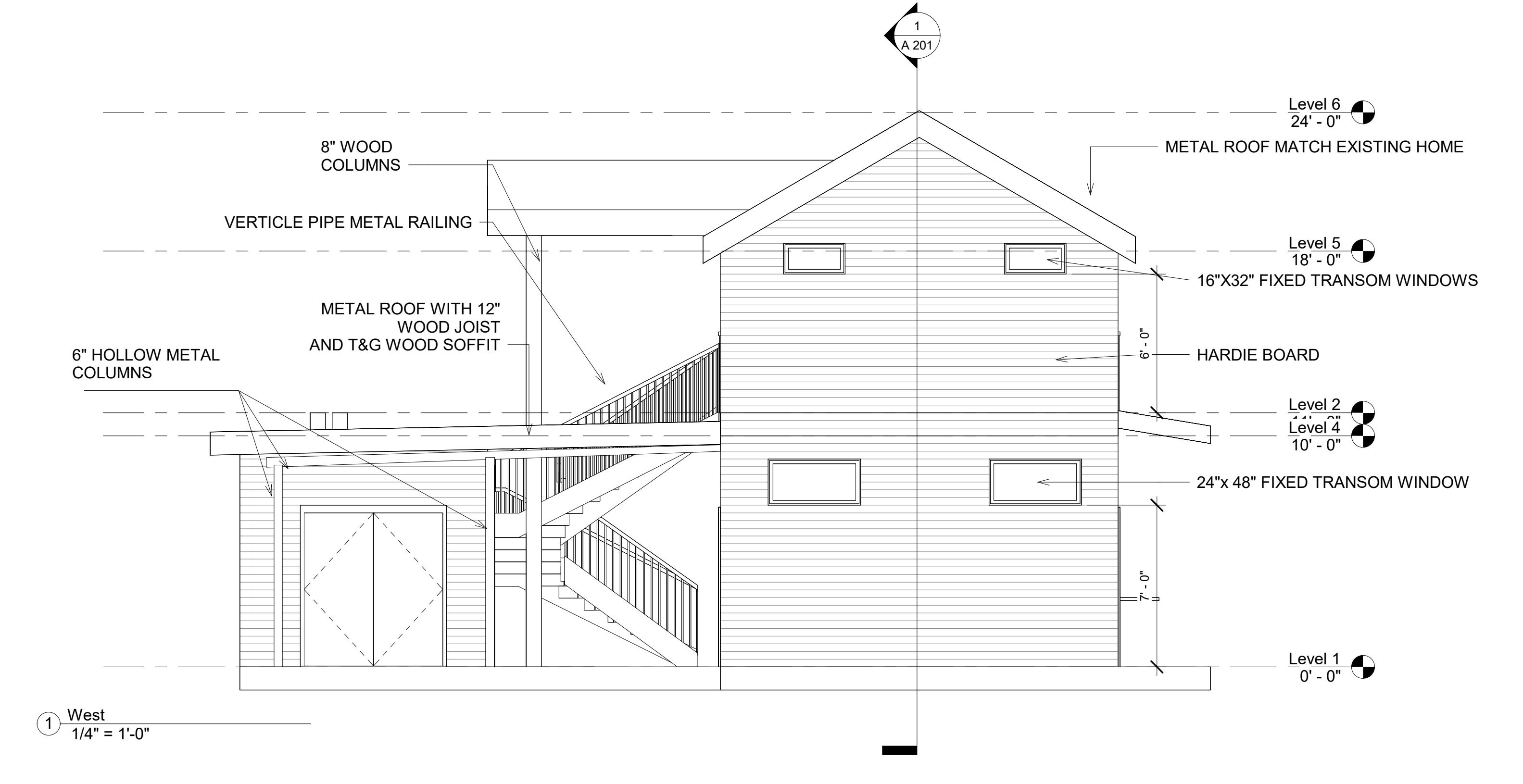
NOT FOR CONSTRUCTION	L I M I N A L	MACIAS FAMILY 801 LABOR STREET ACCESSORY DETACHED DWELLING UNIT	Revisions			NORTH ELEVATION	
			No.	Description	Date	Project number 23-02	A 301
						Date 8.21.23	
						Drawn by Author	
						Checked by Checker	
						Scale 1/4" = 1'-0"	



NOT FOR CONSTRUCTION	L I M I N A L	MACIAS FAMILY 801 LABOR STREET ACCESSORY DETACHED DWELLING UNIT	Revisions			SOUTH ELEVATION		
			No.	Description	Date	Project number	23-02	A 302
						Date	8.21.23	
						Drawn by	Author	
						Checked by	Checker	Scale 1/4" = 1'-0"



NOT FOR CONSTRUCTION	L I M I N A L	MACIAS FAMILY 801 LABOR STREET ACCESSORY DETACHED DWELLING UNIT	Revisions			EAST ELEVATION	
			No.	Description	Date	Project number 23-02	A 303
						Date 8.21.23	
						Drawn by Author	
						Checked by Checker	
						Scale 1/4" = 1'-0"	



NOT FOR CONSTRUCTION	L I M I N A L	MACIAS FAMILY 801 LABOR STREET ACCESSORY DETACHED DWELLING UNIT	Revisions			WEST ELEVATION	
			No.	Description	Date	Project number 23-02	A 304
						Date 8.21.23	
						Drawn by Author	
						Checked by Checker	Scale 1/4" = 1'-0"



A Nightmare
ON LABOR STREET



A Nightmare
ON LABOR STREET

Labor
Sadie









LAVACA_KING

Posts

This neighborhood will be 8 single family homes... more

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August 14, 2020



lavaca_king

Lavaca

229 Lavaca



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lavaca_king Got historic's approval for the addition and pool at my home 🙌

#samed #downtown #lavaca #remodel #rehab
#mulehouse #historical #modern #developer
#designer #builder #pool #sanantonio

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wife_1989 Airstream next huh?





140 Callaghan & 134 Callaghan
2 story next 1 story

214 Devine & 210 Devine



Windows looking into 214

236 Barrera

Metal railing



315 Devine & 317 Devine



Double driveway and close to pole



111 Leigh & 113 Leigh
2 story next to one story



Vice versa



233 Florida

New Build



312 Riddle

One story home w/ 2 story on property



129 Barrera
Window

329 Sadie & 333 Sadie



Post to curb