

HISTORIC AND DESIGN REVIEW COMMISSION

February 5, 2025

HDRC CASE NO: 2024-422
ADDRESS: 305 LAVACA ST
LEGAL DESCRIPTION: NCB 708 BLK 8 LOT 2 ***MASTER FILE-COMMON ELEMENTS***
(305 LAVACA TOWNHOUSES)
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Dan Gonzalez/Texas Outdoor Design Build
OWNER: Zack Lofton/305 LAVACA TOWNHOUSES
TYPE OF WORK: New Construction – (2) 2 Story Single Family Units
APPLICATION RECEIVED: December 20, 2024
60-DAY REVIEW: February 18, 2025
CASE MANAGER: Caitlin Brown-Clancy

The applicant is requesting a Certificate of Appropriateness to construct two (2) new uniquely designed two-story, single-family residences with rear accessory structures on vacant lots 12 and 13 currently identified as 305 Lavaca.

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. *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 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.

8. Medium-Density and Multifamily

C. SCALE, MASSING, AND FORM

iii. *Building Height*—Design new construction so that its height and overall scale are consistent with historic buildings in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies:

(a). *Half Stories* - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged.

(b). *Transitions* - Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties.

(c). *Roof Form* – Utilize roof forms that reduce visual prominence when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead).

D. ARCHITECTURAL FORMS

i. *Primary Roof Forms* - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio’s residential historic districts and should be avoided.

ii. *Porches* – Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in

historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

4. Residential Streetscapes

A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

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 finished. 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 property at 305 Lavaca first appears on the 1896 Sanborn Map as a 1-story, single family residence with a rear accessory structure. The lot is currently vacant and is contributing to the Lavaca Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee on January 8th, 2025. The committee generally commented on the lot coverage, scale, setback, and roof forms of the proposed design. The applicant revised and submitted new drawings taking the aforementioned comments into account.
- c. SETBACK & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct two (2) new uniquely designed 2-story, single family residences at 305 Lavaca. The frontage of the residences will be oriented to the South facing Lavaca. The existing properties along Lavaca currently front Lavaca and the proposed orientation matches the predominant orientation of structures along Lavaca. Staff finds the orientation consistent with the Guidelines. The applicant has proposed a setback of 10'0". While most structures fronting Lavaca feature a greater setback, staff finds a setback of 10'0" beginning from porch appropriate as it aligns with the previously approved setback of 10'0" approved for the adjacent property at 301 Lavaca.
- d. SCALE AND MASSING – According to Guideline 8.c.iii for New Construction, the overall height should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies:
 - (a). *Half Stories* - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged.
 - (b). *Transitions* - Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties.
 - (c). *Roof Form* – Utilize roof forms that reduce visual prominence when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead). While staff finds the overall scale of both structures appropriate staff finds that the roof form of the Lot 12 structure should feature an alternate street facing roof form to include a hip, side gable, or hip-on-gable (jerkinhead).
- e. LOT COVERAGE – The building footprint of both primary structure and carport amounts to 1,941 sf while each lot measures 4,312 sf. The Guidelines state that for new construction the building footprint should not exceed 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The applicant has proposed lot coverage of 45%. Staff finds the current proposed lot coverage appropriate.

- f. **ROOF FORM** – The applicant has proposed two different roof forms for each structure. The structure on Lot 12 features two cross shed roof forms along the side elevations with projecting front and rear gables encompassing a screened second story porch and a covered front and rear entry. The structure on Lot 13 features two cross shed roof forms along the side elevations and hipped roof forms at the front and rear entries encompassing screened porches on the first and second floors at the front and rear facades. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The adjacent structures on Lavaca feature front gable, cross gable and hip roof forms. Staff generally find the proposed roof forms appropriate, however, finds that the roof form of the Lot 12 structure should feature an alternate street facing roof form to include a hip, side gable, or hip-on-gable (jerkinhead).
- a. **LOT COVERAGE** – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. 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. The applicant has proposed a total lot coverage of 45%. Staff finds the proposed lot coverage consistent with the guidelines.
- b. **MATERIALS AND TEXTURES** – The applicant has proposed to construct the residence featuring a metal standing seam roof, fully wood windows and doors, and fiber cement siding and stucco cladding. Fiber cement siding must feature a reveal no more than 6” and smooth texture facing outward. Guideline 3.A.i for New Construction stipulates that new construction should 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. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. The Lavaca Historic District features historic and contemporary materials. Staff finds the proposed materials appropriate however applicant must submit additional installation details before final approval and issuance of a COA.
- c. **WINDOW & DOOR MATERIALS** – The applicant has proposed a fully wood window. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted. The applicant is proposing fully wood exterior doors. While the Guidelines recommend fully wood exterior doors the particular design proposed by the applicant is inappropriate for the architectural language of the neighborhood. Staff finds that the applicant should submit additional window product specifications and installation details, in addition to, a new exterior door product for review prior to final approval.
- d. **RELATIONSHIP OF SOLIDS TO VOIDS** – Guideline 2.C.i for New Construction stipulates that new construction should 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. The applicant has proposed some windows with non-traditional operations and proportions particularly on the Western façade of both structures. Staff does not find the use of these windows consistent with the Guidelines and that the applicant should utilize windows with traditional operations and proportions.

- e. ARCHITECTURAL DETAILS – Guideline 4.A.i for New Construction states that new buildings should be designed 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. Staff finds the proposal appropriate.
- f. DRIVEWAYS – The applicant has proposed a driveway of 18’0” at the rear of the property permitting access from Garfield Alley. Though staff finds the proposed driveway appropriate given its location at the rear, staff also finds that use of a pervious material to be more appropriate given the lot coverage.
- g. GARAGES – The applicant has proposed a rear garage for both structures accessed via alleyway at the rear of each lot. The Guidelines for New Construction state that outbuildings should follow historic setback patterns of similar structures. The majority of outbuildings within the Lavaca Historic District are situated at the rear of the property. Staff finds this proposal appropriate and consistent with the Guidelines.
- h. PORCHES – The applicant has proposed recessed entries within a covered porch for both structures. The structure on Lot 12 features a front porch encompassed within a front gable roof form while the structure on Lot 13 features a screened in front porch encompassed within a hipped roof form. Guideline 8.d.ii. states traditional front porch depths and forms should be utilized to establish a pedestrian scale along the street frontage. Lastly, the entry porch of each structure features a metal railing. While staff finds the front porches of both structures consistent with the Guidelines staff also finds the applicant should submit additional details and material specifications of the proposed porch and stair railings.
- i. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- j. PRIVACY FENCE – The applicant is proposing a privacy fence at the side and rear yards of each lot. The fence proposed for the side yard is set fully behind the front façade wall plane. The applicant has not submitted heights or material specifications for the proposed fence. Staff generally finds the location of the proposed fencing appropriate but finds the applicant must submit proposed heights and material specifications for review prior to final approval.
- k. LANDSCAPING PLAN – The applicant has proposed installing grass and various native plantings, various hardscaping elements and pervious materials throughout the site. The Guidelines for Site Elements 3.b.ii. states that new pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. The applicant has proposed pavers for the rear yard and along the side yards. Staff finds the proposed landscaping appropriate.

RECOMMENDATION:

Staff recommends approval of the proposal based on findings a through o with the following stipulations:

- i. That the applicant submits all product specifications to include siding exposure details, an appropriate exterior door selection, roofing specifications and fence and stair railing design prior to issuance of a COA based on findings g, h, and j.
- ii. That the applicant amends the street-facing roof form of the Lot 12 structure to feature a hip, side gable, or hip-on-gable (jerkinhead) form based on finding d.
- iii. That the applicant submits window specifications and installation details that meet Guidelines and feature traditional operations and proportions to staff for review prior to the issuance of a COA based on findings c and d.
 - a. Wood or aluminum-clad wood windows are recommended and 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.

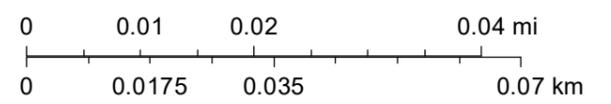
- iv. That the applicant submits a site plan featuring the proposed privacy fence notating associated heights, and a revised front setback depth to staff for review based on findings c and j.

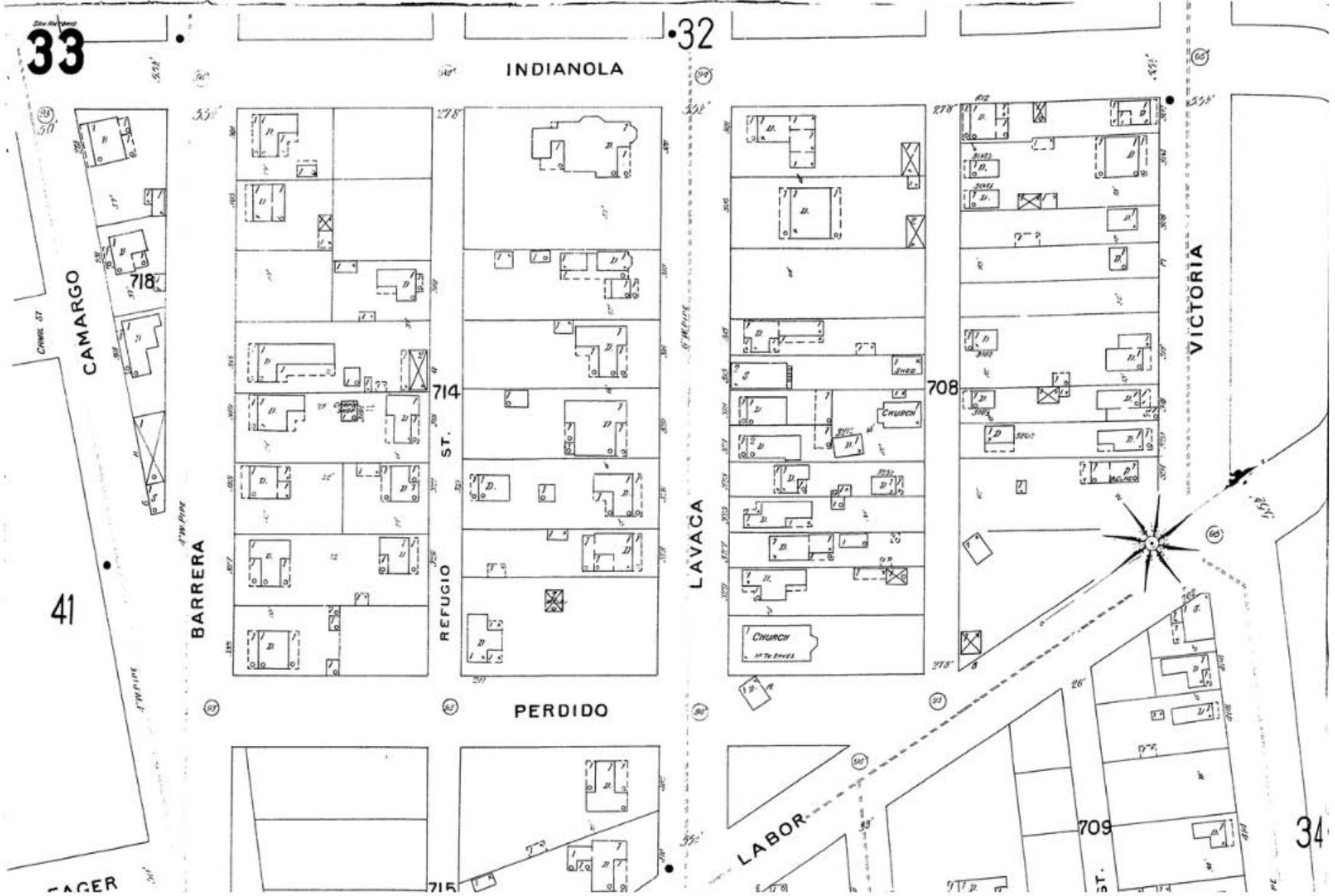
City of San Antonio One Stop



January 30, 2025

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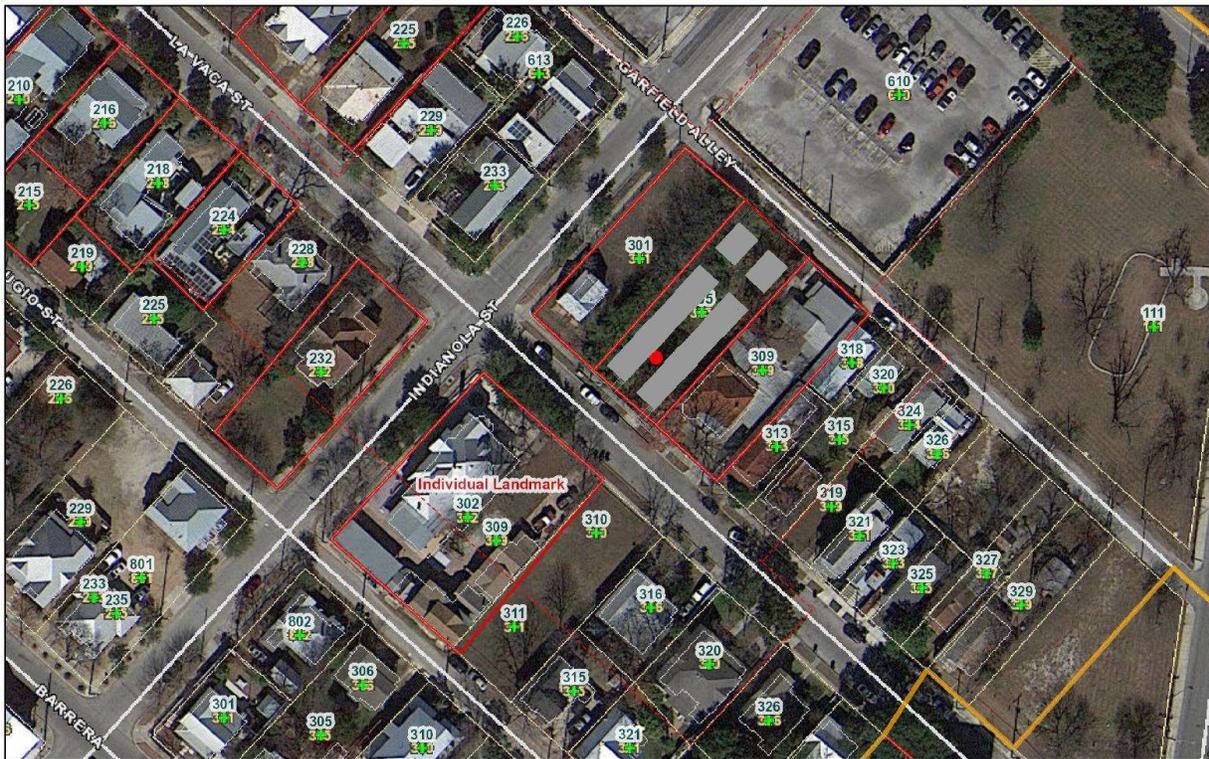




PROJECT NAME / ADDRESS: 305 LAVACA, SAN ANTONIO, TX 78210

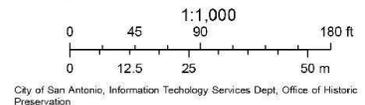
Context Site Plan

305 Lavaca Zoom Out



January 17, 2025

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| Override 1 | Override 1 | Historic Districts |
| COSA Address | Historic Landmarks | |



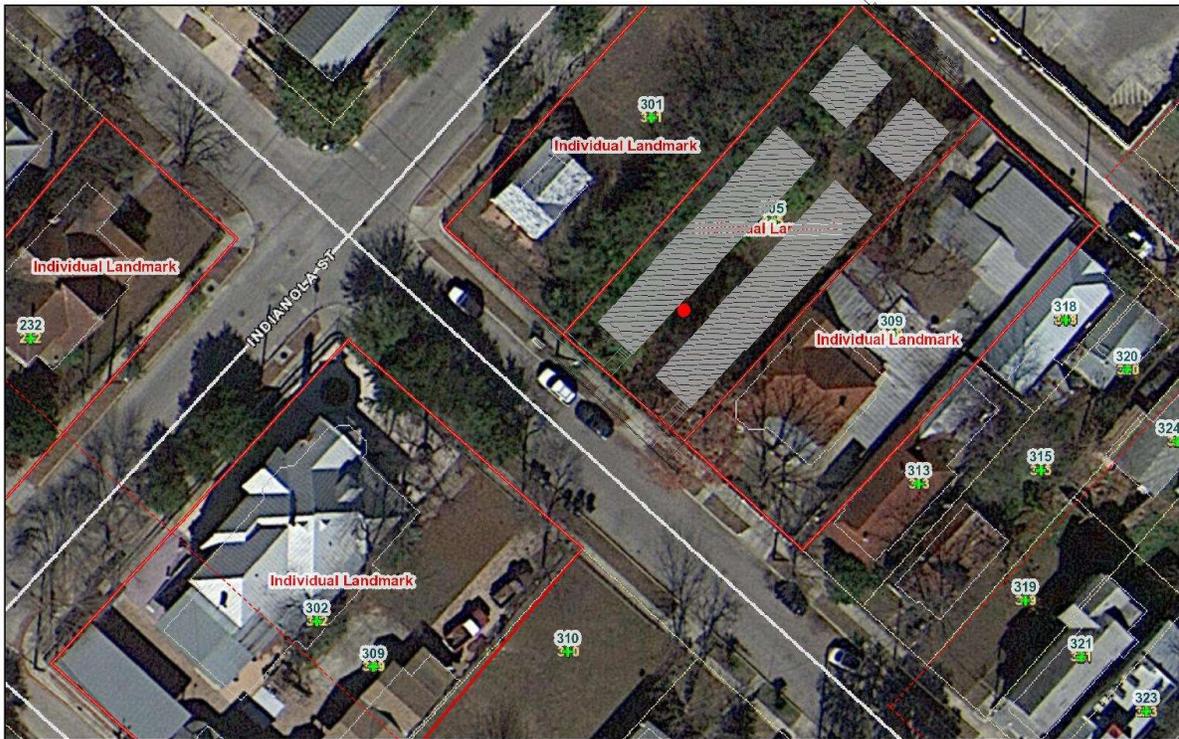
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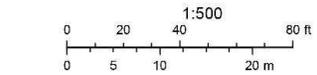
Detail Site Plan

305 Lavaca Zoom In



January 17, 2025

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|-------------------|----------------------|--------------------|
| pointLayer | polylineLayer | BCAD Parcels |
| Override 1 | Override 1 | Historic Districts |
| COSA Address | Historic Landmarks | |



City of San Antonio, Information Technology Services Dept, Office of Historic Preservation

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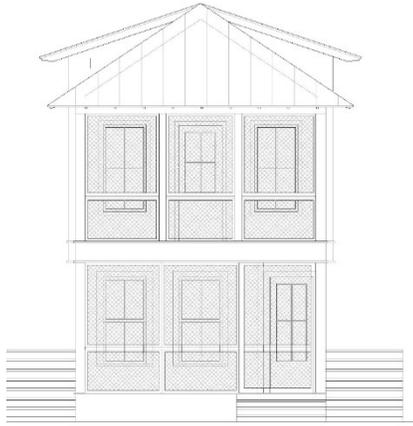
Streetscape Comparison Forms

Proposed Street Elevation:



305 LAVACA LOT 12

Lot Number	305-12
Driveway Location	Rear (off Garfield St.)
Entry Location	Right (Porch)
Parking Location	Driveway + Carport
Approximate Building Height	29'-0"
Front Setback (from sidewalk or street)	10'-0"
Rear Setback	51'-0"
Left Setback	5'-0"
Right Setback	5'-0"
Approximate Lot Size (Area)	4,284 SF
Approximate Building Footprint (Area)	1,620 SF



305 LAVACA LOT 13

Lot Number	305-13
Driveway Location	Rear (off Garfield St.)
Entry Location	Right (Porch)
Parking Location	Driveway + Carport
Approximate Building Height	29'-0"
Front Setback (from sidewalk or street)	10'-0"
Rear Setback	51'-0"
Left Setback	5'-0"
Right Setback	5'-0"
Approximate Lot Size (Area)	4,284 SF
Approximate Building Footprint (Area)	1,620 SF

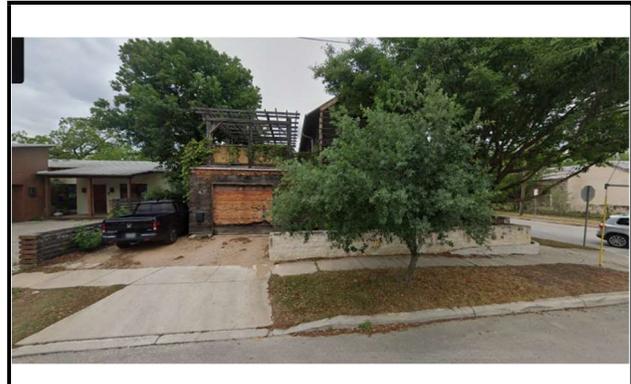


**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

PROJECT NAME / ADDRESS: **305 LAVACA, SAN ANTONIO, TX 78210**



Lot Number	229
Driveway Location	Right (Solid)
Entry Location	Front (Porch)
Parking Location	Driveway + Garage
Approximate Building Height	18'-0"
Front Setback (from sidewalk or street)	12'-0"
Rear Setback	10'-0"
Left Setback	5'-0"
Right Setback	5'-0"
Approximate Lot Size (Area)	4,982 SF
Approximate Building Footprint (Area)	1,883 SF



Lot Number	233
Driveway Location	Left (Crushed Granite)
Entry Location	Front (through gate)
Parking Location	Driveway + Garage
Approximate Building Height	29'-0"
Front Setback (from sidewalk or street)	10'-0"
Rear Setback	10'-0"
Left Setback	7'-0"
Right Setback	5'-0"
Approximate Lot Size (Area)	4,347 SF
Approximate Building Footprint (Area)	2,196 SF

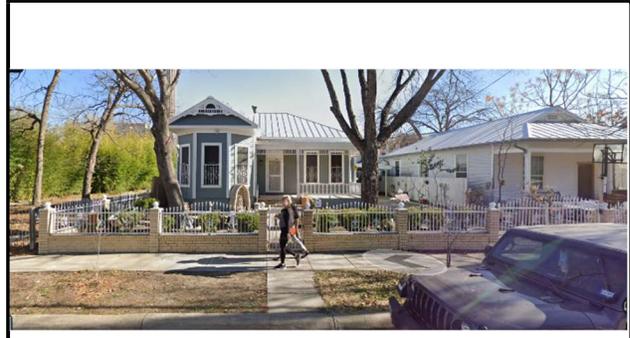


**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

PROJECT NAME / ADDRESS: **305 LAVACA, SAN ANTONIO, TX 78210**



Lot Number	301
Driveway Location	None
Entry Location	Right
Parking Location	None
Approximate Building Height	16'-0"
Front Setback (from sidewalk or street)	19'-3"
Rear Setback	113'-0"
Left Setback	12'-0"
Right Setback	30'-0"
Approximate Lot Size (Area)	8,600 SF
Approximate Building Footprint (Area)	445 SF

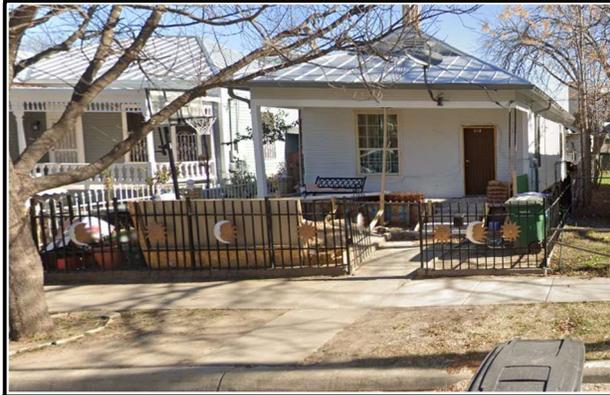


Lot Number	309
Driveway Location	Right (Solid)
Entry Location	Front (Porch)
Parking Location	Driveway + Carport
Approximate Building Height	21'-0"
Front Setback (from sidewalk or street)	19'-6"
Rear Setback	93'-0"
Left Setback	4'-0"
Right Setback	18'-0"
Approximate Lot Size (Area)	9,200 SF
Approximate Building Footprint (Area)	1,500 SF



**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

PROJECT NAME / ADDRESS: **305 LAVACA, SAN ANTONIO, TX 78210**



Lot Number	313
Driveway Location	None
Entry Location	Front (Porch)
Parking Location	Street
Approximate Building Height	21'-0"
Front Setback (from sidewalk or street)	12'-0"
Rear Setback	8"-0"
Left Setback	3"-0"
Right Setback	8"-0"
Approximate Lot Size (Area)	2,500 SF
Approximate Building Footprint (Area)	1,500 SF



Lot Number	315
Driveway Location	None
Entry Location	Front (Porch)
Parking Location	Street
Approximate Building Height	20'-0"
Front Setback (from sidewalk or street)	13'-0"
Rear Setback	106'-0"
Left Setback	3"-0"
Right Setback	5'-0"
Approximate Lot Size (Area)	4,312 SF
Approximate Building Footprint (Area)	Main House – 931 SF



**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

PROJECT NAME / ADDRESS: **305 LAVACA, SAN ANTONIO, TX 78210**

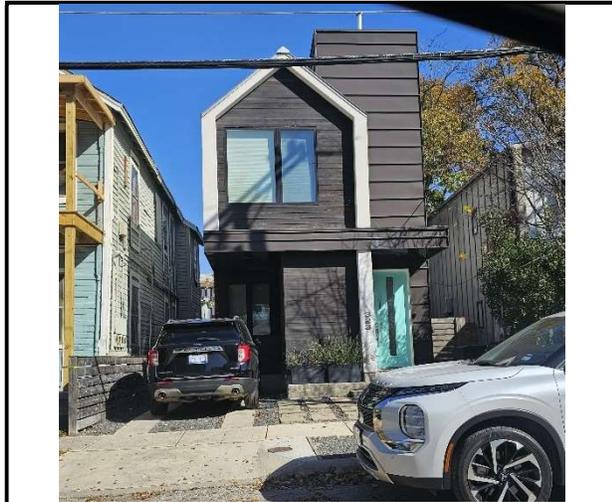
Lot Number	319 (Vacant)
Driveway Location	
Entry Location	
Parking Location	
Approximate Building Height	
Front Setback (from sidewalk or street)	
Rear Setback	
Left Setback	
Right Setback	
Approximate Lot Size (Area)	
Approximate Building Footprint (Area)	

	
Lot Number	321
Driveway Location	None
Entry Location	Left (Porch)
Parking Location	Street
Approximate Building Height	28'-0"
Front Setback (from sidewalk or street)	4'-7"
Rear Setback	13"
Left Setback	8'-0"
Right Setback	1'-0"
Approximate Lot Size (Area)	2,156 SF
Approximate Building Footprint (Area)	950 SF



**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

PROJECT NAME / ADDRESS: 305 LAVACA, SAN ANTONIO, TX 78210



Lot Number	323
Driveway Location	Left (Ribbon)
Entry Location	Front
Parking Location	Driveway
Approximate Building Height	29'-0"
Front Setback (from sidewalk or street)	10'-0"
Rear Setback	10'-0"
Left Setback	5'-0"
Right Setback	5'-0"
Approximate Lot Size (Area)	2,184 SF
Approximate Building Footprint (Area)	950 SF



Lot Number	228
Driveway Location	Left (Shadow Rock)
Entry Location	Center (Porch)
Parking Location	Driveway
Approximate Building Height	19'-0"
Front Setback (from sidewalk or street)	16'-0"
Rear Setback	35f'-0"
Left Setback	10'-0"
Right Setback	5'-0"
Approximate Lot Size (Area)	7,928 SF
Approximate Building Footprint (Area)	1,498 SF



**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

PROJECT NAME / ADDRESS: **305 LAVACA, SAN ANTONIO, TX 78210**



Lot Number	232
Driveway Location	Rear off Refugio (Crushed Granite)
Entry Location	Center (Porch)
Parking Location	Driveway
Approximate Building Height	21'-0"
Front Setback (from sidewalk or street)	18'-9"
Rear Setback	60'-0"
Left Setback	15'-0"
Right Setback	9'-0"
Approximate Lot Size (Area)	9,240 SF
Approximate Building Footprint (Area)	3,486 SF



Lot Number	302
Driveway Location	Side off Indianola St (Solid)
Entry Location	Center (Porch)
Parking Location	Driveway
Approximate Building Height	23'-0"
Front Setback (from sidewalk or street)	20'-0"
Rear Setback	55'-0"
Left Setback	50'-0"
Right Setback	12'-0"
Approximate Lot Size (Area)	17,094 SF
Approximate Building Footprint (Area)	4,000 SF



**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

PROJECT NAME / ADDRESS: **305 LAVACA, SAN ANTONIO, TX 78210**



Lot Number	310 (Condominiums)
Driveway Location	Unit 101 -Right and Unit 102 - Left (Ribbon)
Entry Location	Unit 101 – Side Unit 102 – Front
Parking Location	Unit 101 & 102 - Driveway
Approximate Building Height	30'-0"
Front Setback (from sidewalk or street)	27'-8"
Rear Setback	10'-0"
Left Setback	5'-0"
Right Setback	5'-0"
Approximate Lot Size (Area)	8,624 SF
Approximate Building Footprint (Area)	3,000 SF



Lot Number	316
Driveway Location	Left (Ribbon)
Entry Location	Center
Parking Location	Driveway
Approximate Building Height	21'-0"
Front Setback (from sidewalk or street)	29'-6"
Rear Setback	18'-0"
Left Setback	10'-0"
Right Setback	5'-0"
Approximate Lot Size (Area)	4,872 SF
Approximate Building Footprint (Area)	1,408 SF



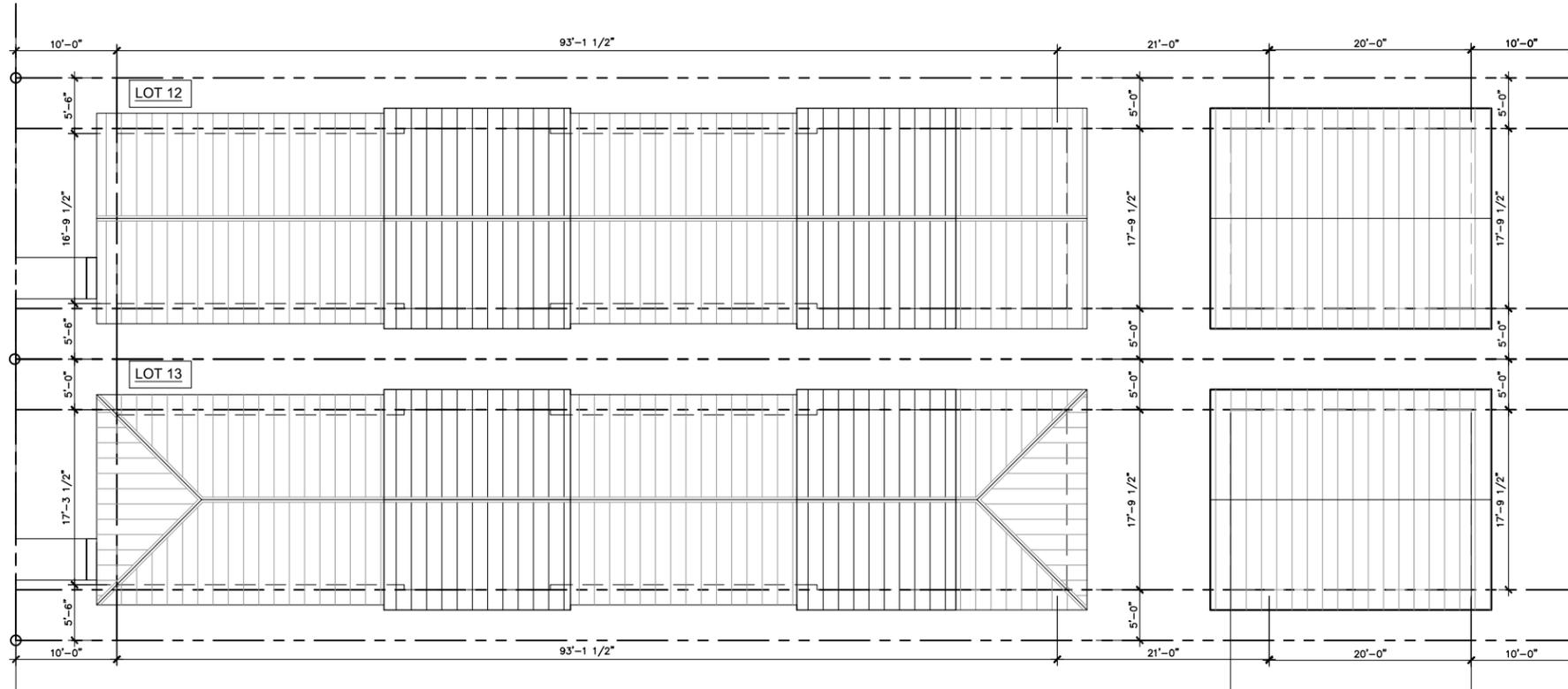
**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

PROJECT NAME / ADDRESS: **305 LAVACA, SAN ANTONIO, TX 78210**



Lot Number	320
Driveway Location	Left (Solid)
Entry Location	Center (Porch)
Parking Location	Driveway
Approximate Building Height	21'-0"
Front Setback (from sidewalk or street)	29'-0"
Rear Setback	16'-0"
Left Setback	5'-0"
Right Setback	10'-0"
Approximate Lot Size (Area)	5,824 SF
Approximate Building Footprint (Area)	1,668 SF

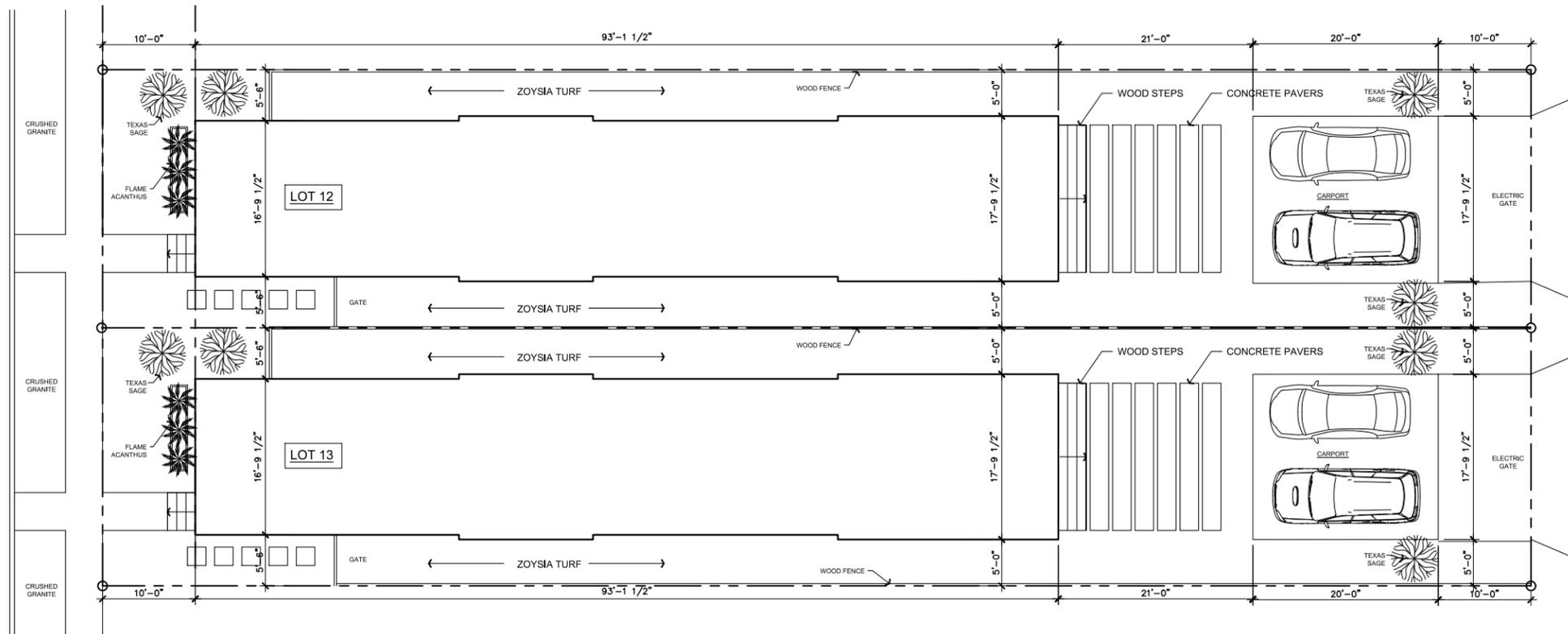
LAVACA STREET



1 SITE PLAN: LOT 12 & LOT 13
SCALE: 1/16"=1'-0"



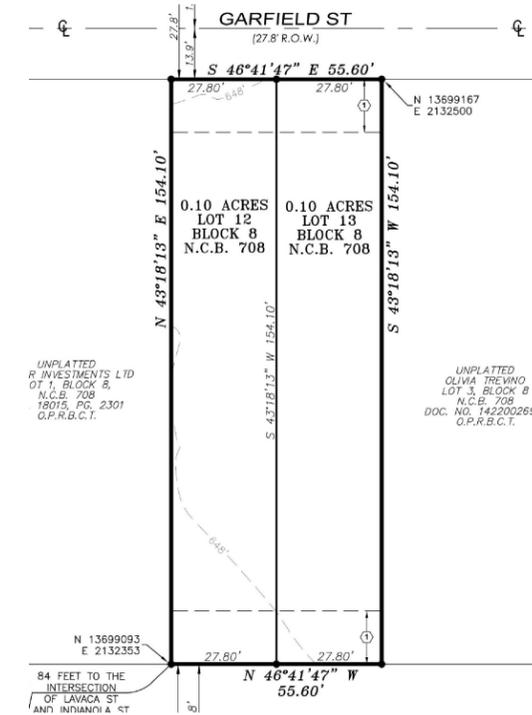
LAVACA STREET



2 SITE PLAN: LANDSCAPE
SCALE: 1/16"=1'-0"



GARFIELD STREET



SURVEY
SCALE: N.T.S.

DESCRIPTION:
NCB 708 BLK 8 LOT 2
ZONING: RM-04
MAX BLDG SIZE 65% OF LOT
(UDC TABLE 310-1)

LOT 12
LOT AREA: 4284 S.F.
BUILDING AREA: 1962 S.F. 45%.

LOT 13
LOT AREA: 4284 S.F.
BUILDING AREA: 1962 S.F. 45%



305 LAVACA RESIDENCE

305 LAVACA STREET
San Antonio, Texas

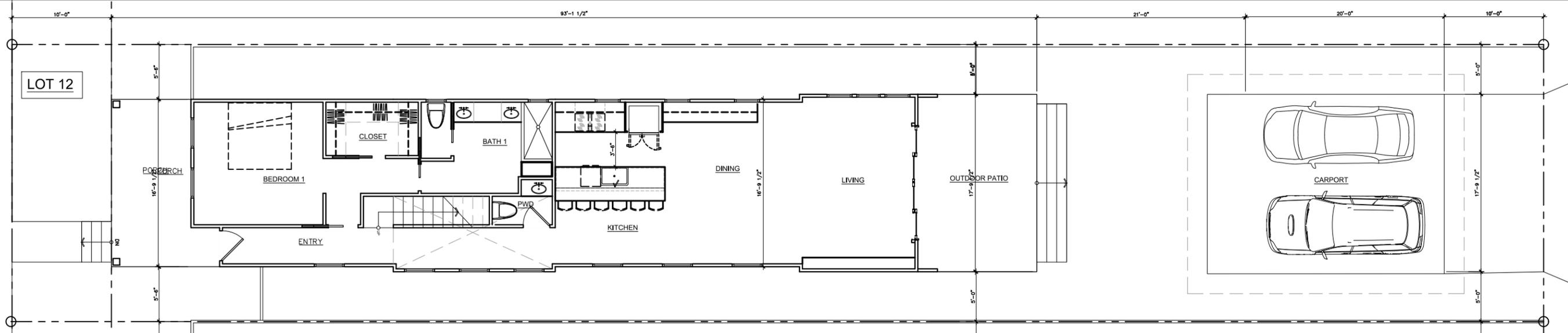
DATE: 12.20.2024

A-1.0

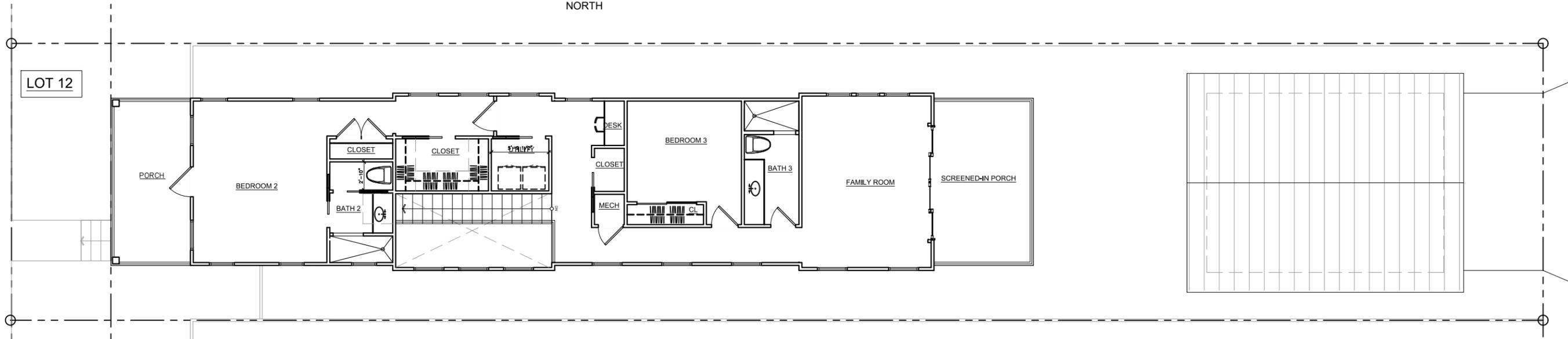
SITE PLAN

305 LAVACA RESIDENCE

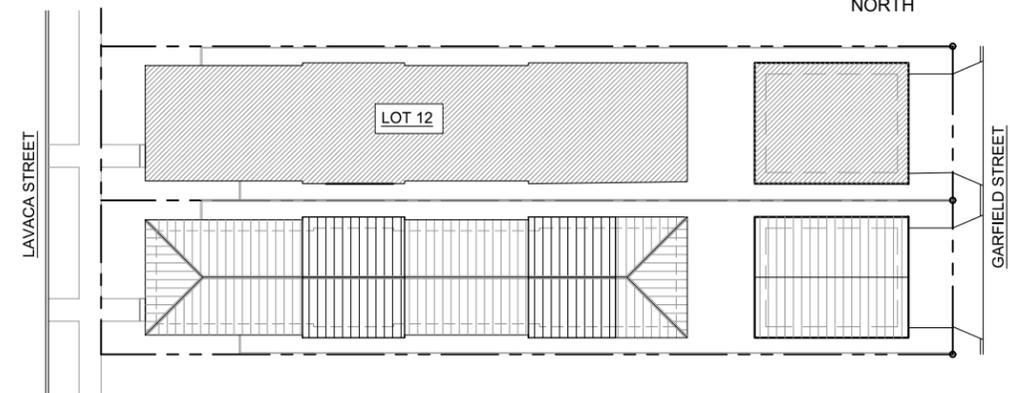
305 LAVACA STREET
San Antonio, Texas



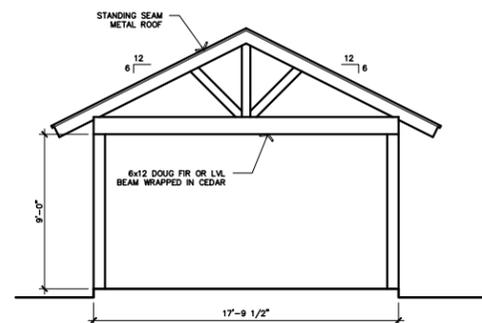
1 FLOOR PLAN - LOT 12: FIRST FLOOR
SCALE: 3/32" = 1'-0"



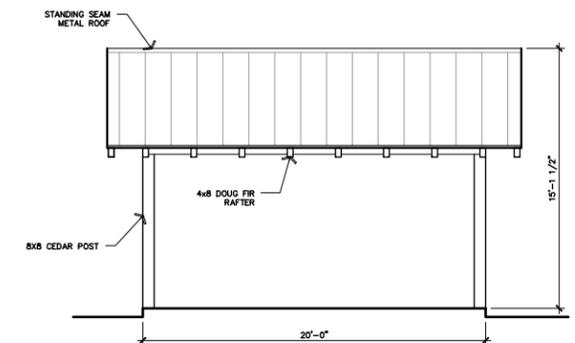
2 FLOOR PLAN - LOT 12: SECOND FLOOR
SCALE: 3/32" = 1'-0"



3 SITE PLAN KEY DIAGRAM- LOT 12
SCALE: NTS



4 ELEVATIONS: CARPORT
SCALE: 3/32" = 1'-0"



305 LAVACA RESIDENCE
305 LAVACA STREET
San Antonio, Texas

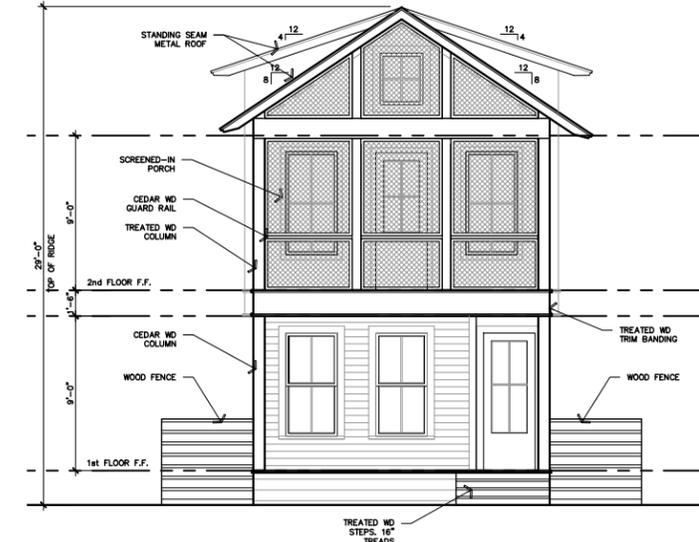
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A-3.0

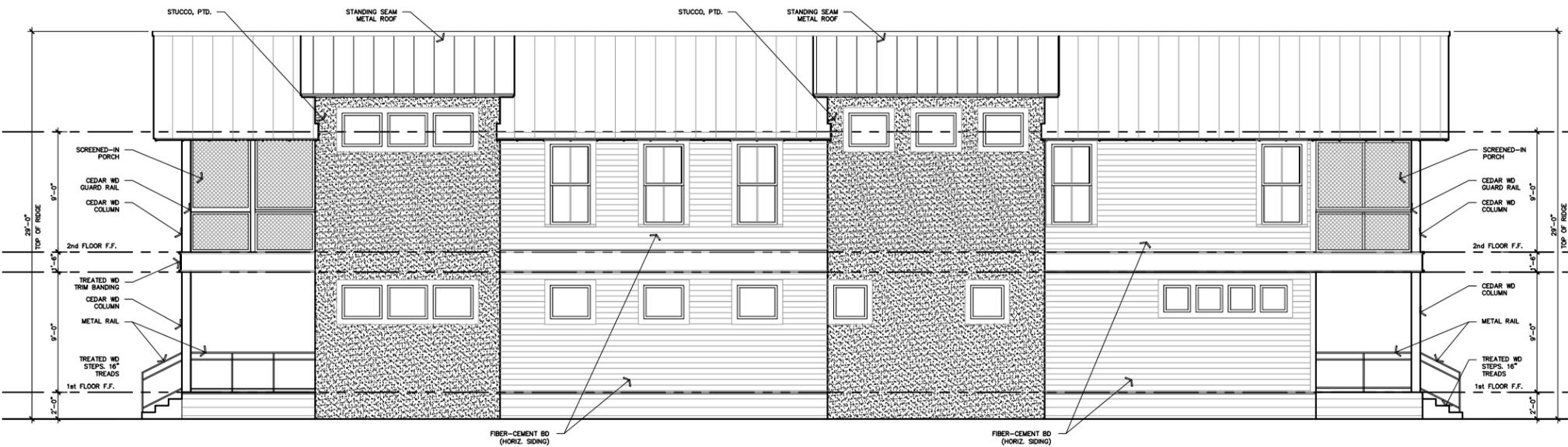
LOT 12 - ELEVATIONS



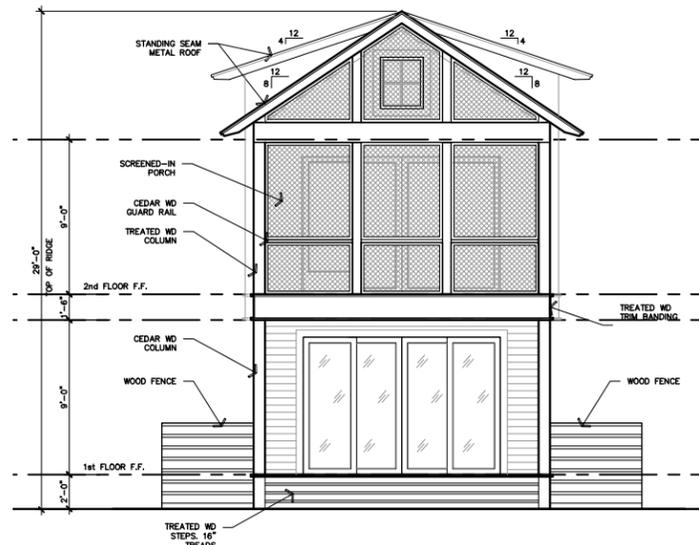
1 ELEVATIONS - LOT 12: EAST/SIDE
SCALE: 3/32" = 1'-0"



3 ELEVATIONS - LOT 12: SOUTH/FRONT
SCALE: 3/32" = 1'-0"



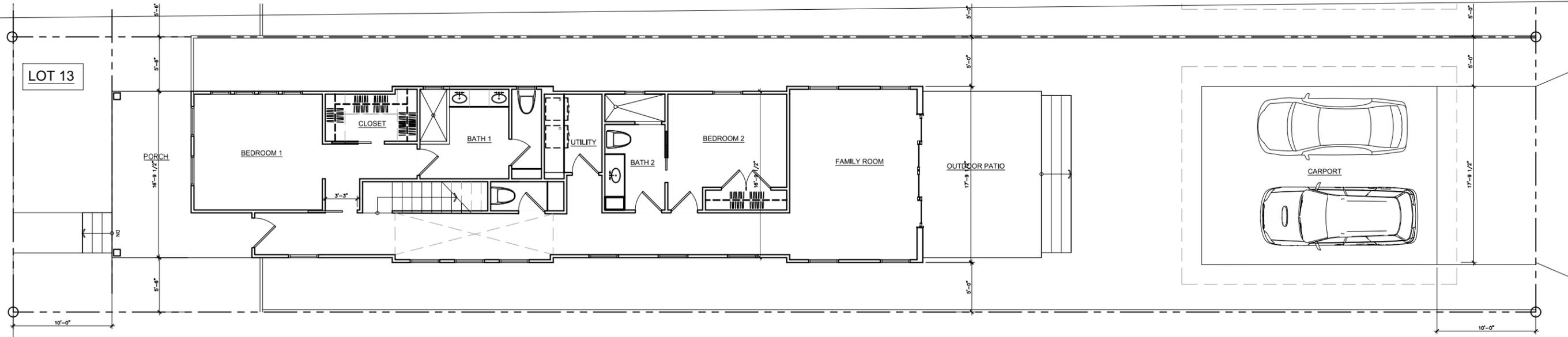
2 ELEVATIONS - LOT 12: WEST/SIDE
SCALE: 3/32" = 1'-0"



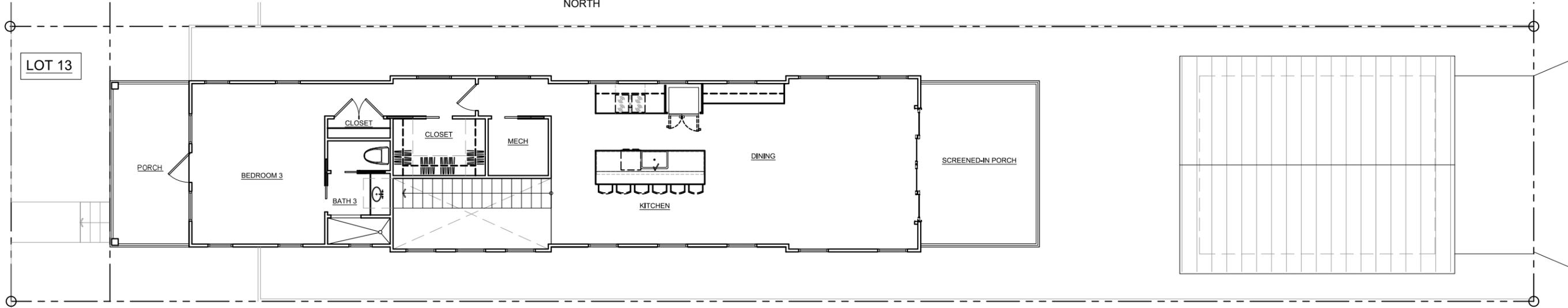
4 ELEVATIONS - LOT 12: NORTH/FRONT
SCALE: 3/32" = 1'-0"

305 LAVACA RESIDENCE

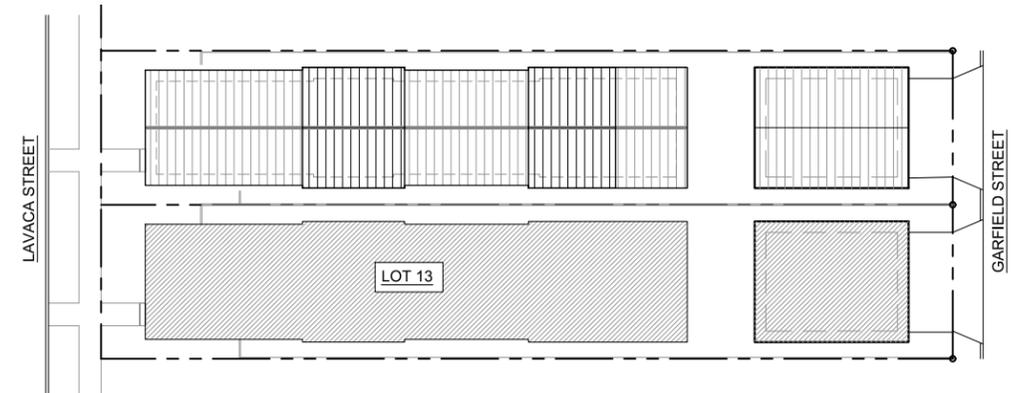
305 LAVACA STREET
San Antonio, Texas



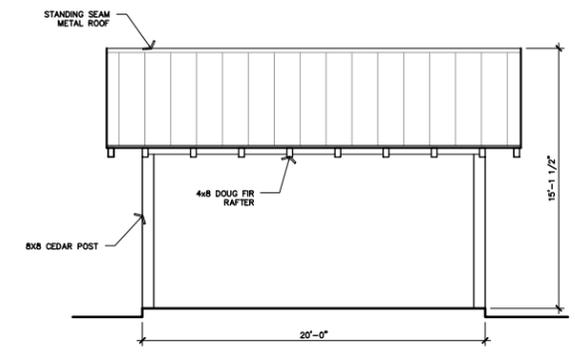
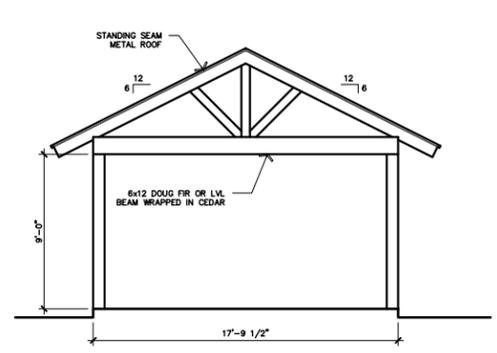
1 FLOOR PLAN - LOT 13: FIRST FLOOR
SCALE: 3/32" = 1'-0"



2 FLOOR PLAN - LOT 13: SECOND FLOOR
SCALE: 3/32" = 1'-0"



3 SITE PLAN KEY DIAGRAM- LOT 13
SCALE: NTS



4 ELEVATIONS: CARPORT
SCALE: 3/32" = 1'-0"

DATE: 12.20.2024

A-4.0

LOT 13 - PLANS

305 LAVACA RESIDENCE
305 LAVACA STREET
San Antonio, Texas

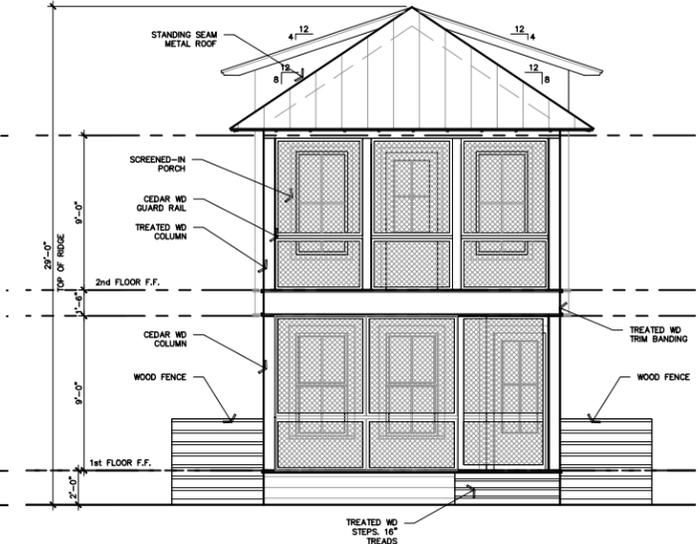
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A-5.0

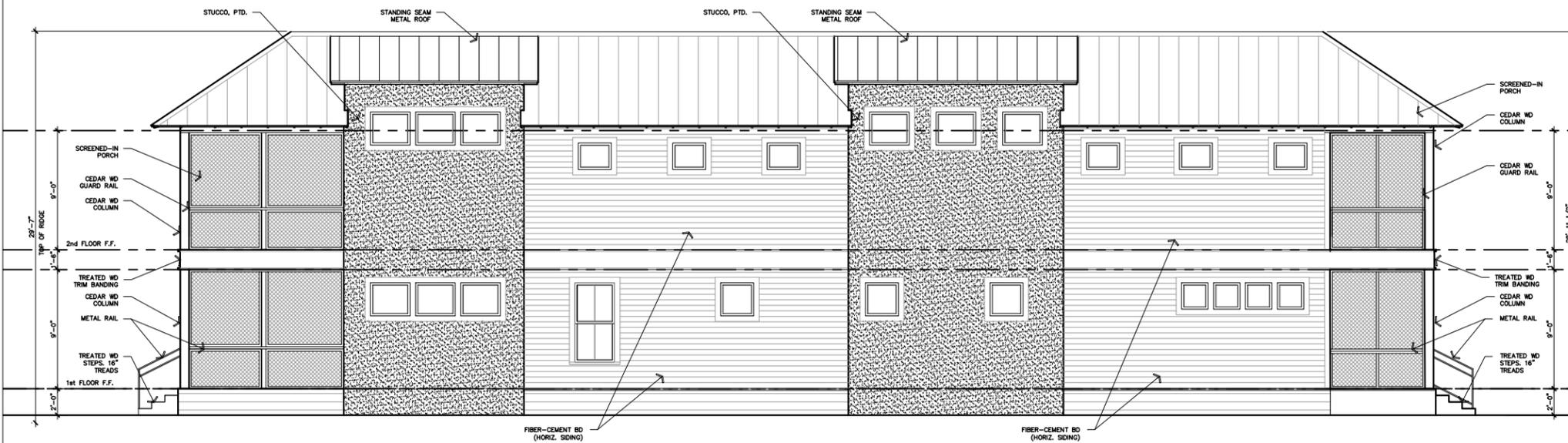
LOT 13 - ELEVATIONS



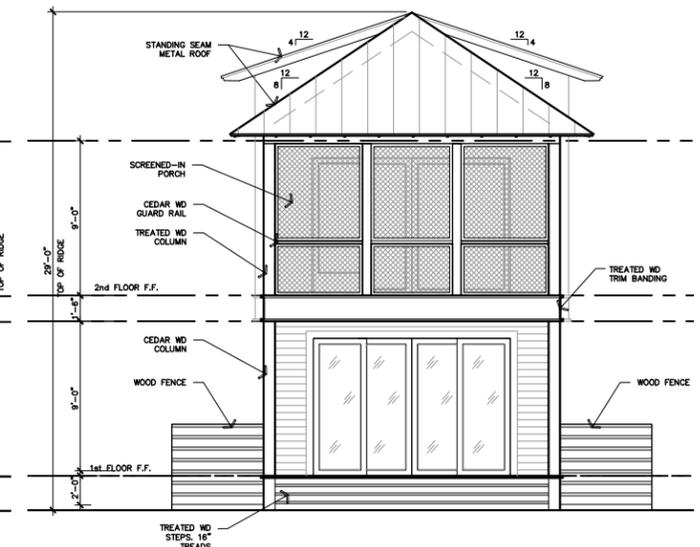
1 ELEVATIONS - LOT 13: EAST/SIDE
SCALE: 3/32" = 1'-0"



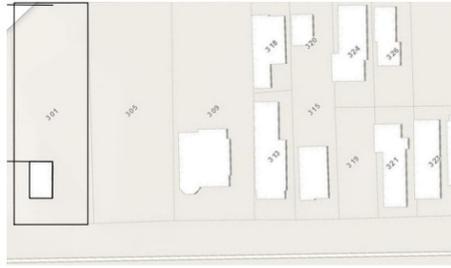
3 ELEVATIONS - LOT 13: SOUTH/FRONT
SCALE: 3/32" = 1'-0"



2 ELEVATIONS - LOT 13: WEST/SIDE
SCALE: 3/32" = 1'-0"



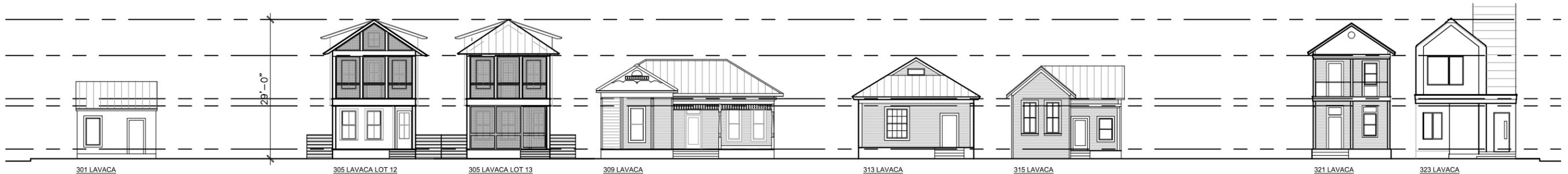
4 ELEVATIONS - LOT 13: NORTH/FRONT
SCALE: 3/32" = 1'-0"



SITE PLAN - COSA DIAGRAM
SCALE: N.T.S.



1 SITE PLAN - LA VACA
SCALE: N.T.S.



2 ELEVATIONS - LA VACA STREETSCAPE
SCALE: N.T.S.

305 LAVACA RESIDENCE
305 LAVACA STREET
San Antonio, Texas



WEST



WEST



NORTH



SOUTH

1 SITE PHOTOS
SCALE: NTS



301 LAVACA



309 LAVACA



315 LAVACA



321 LAVACA



GARFIELD ALLEY



GARFIELD ALLEY



GARFIELD ALLEY



GARFIELD ALLEY

2 SITE PHOTOS; ADJACENT PROPERTIES
SCALE: NTS

305 LAVACA RESIDENCE

305 LAVACA STREET
San Antonio, Texas

DATE: 12.20.2024

A-7.0

SITE PHOTOS

BUILDING SPECIFICATIONS



Project Address:

305 Lavaca, Lots 12 & 13
San Antonio, TX 78210

Siding

Hardie Plank

- Smooth



Hardie Trim

- Smooth

Stucco

Painted smooth sand finish

Roof

Standing seam - galvalume

Paint

Siding - SW 7042 Shoji White
Trim - SW 7048 Urbane Bronze



Windows

Marvin Ultimate Wood (V-2500)
Double Hung Windows
Wood exterior and interior



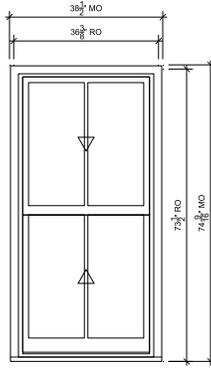
Exterior Doors

Front door - Wood four lite



Wood patio doors - Sliding triple door, painted to match trim





DOUBLE HUNG

SCALE: 1/4" = 1'-0"

-  Head
-  Jamb
-  Sill
-  Divided Lite
-  Checkrail

SPECIFICATIONS

Line #: 1

Qty: 1

Mark Unit: DOUBLE HUNG

Product Line: Ultimate Wood

Unit Description: Double Hung

Rough Opening: 36 3/8" X 73 1/2"

Frame Size: 35 3/8" X 73"

Masonry Opening: 38 1/2" X 74 9/16"

Sash Opening: 36 3/8" X 73 1/2"

Inside Opening: 36 3/8" X 73 1/2"

Exterior Finish: Primed

Species: Pine

Interior Finish: Primed

Unit Type: Double Hung

Call Number: CN3032

Glass Information: IG, Low E3 w/Argon, Stainless

Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Performance Options : None

Screen Type: Extruded Aluminum Screen

Hardware Color: White

Screen Surround Color: Stone White

Shades: None

Jamb Depth: 4 9/16"

Interior Trim: None

Exterior Casing: BMC

Subsill: Standard Subsill



PROJ/JOB: 305 LAVACA / Texas Outdoor Design

DIST/DEALER: GUIDO LUMBER COMPANY

DRAWN: SULEICA SAEZ

QUOTE#: S1CH8AV

PK VER: 0004.13.00

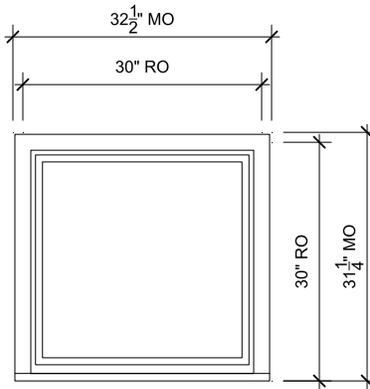
CREATED: 01/08/2025

REVISION:

SHEET

1

OF 6



FIXED

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

- $\frac{2}{5}$ Head
- $\frac{3}{5}$ Jamb
- $\frac{4}{5}$ Sill

SPECIFICATIONS

Line #: 2

Qty: 1

Mark Unit: FIXED

Product Line: Ultimate Wood

Unit Description: Direct Glaze Rectangle

Rough Opening: 30" X 30"

Frame Size: 29" X 29 1/2"

Masonry Opening: 32 1/2" X 31 1/4"

Sash Opening: 30" X 30"

Inside Opening: 30" X 30"

Exterior Finish: Primed

Species: Pine

Interior Finish: Primed

Unit Type: Direct Glaze Rectangle

Call Number: None

Glass Information: IG, Low E3 w/Argon, Stainless

Divider Type: None

Hardware Type: None

Screen Type: None

Hardware Color: None

Screen Surround Color: None

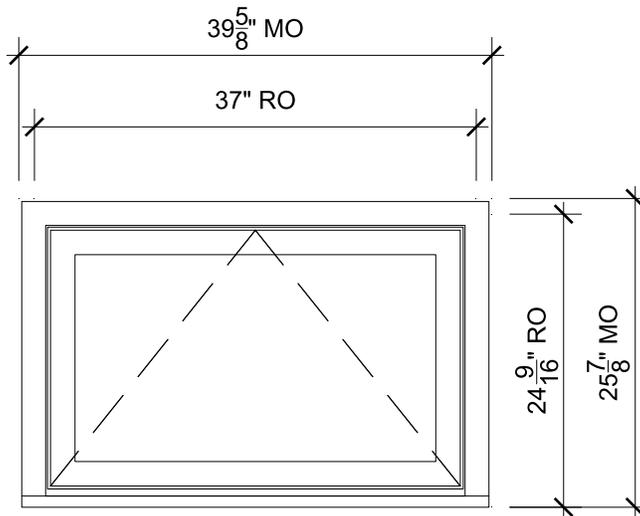
Shades: None

Jamb Depth: 4 9/16"

Interior Trim: None

Exterior Casing: BMC

Subsill: Standard Subsill



AWNING

SCALE: 3/4" = 1'-0"

①
6 Head

②
6 Jamb

③
6 Sill

SPECIFICATIONS

Line #: 3

Qty: 1

Mark Unit: AWNING

Product Line: Ultimate Wood

Unit Description: Awning

Rough Opening: 37" X 24 9/16"

Frame Size: 36" X 24 1/16"

Masonry Opening: 39 5/8" X 25 7/8"

Sash Opening: 37" X 24 9/16"

Inside Opening: 37" X 24 9/16"

Exterior Finish: Primed

Species: Pine

Interior Finish: Primed

Unit Type: Awning, Roto Operating

Call Number: CN3624

Glass Information: IG - 3/4", Low E3 w/Argon, Stainless

Divider Type: None

Hardware Type: Folding Handle, No Sash Travel Limiter

Screen Type: Aluminum Screen

Hardware Color: White

Screen Surround Color: White

Shades: None

Jamb Depth: 4 9/16"

Interior Trim: None

Exterior Casing: BMC

Subsill: Standard Subsill



PROJ/JOB: 305 LAVACA / Texas Outdoor Design

DIST/DEALER: GUIDO LUMBER COMPANY

DRAWN: SULEICA SAEZ

QUOTE#: S1CH8AV

PK VER: 0004.13.00

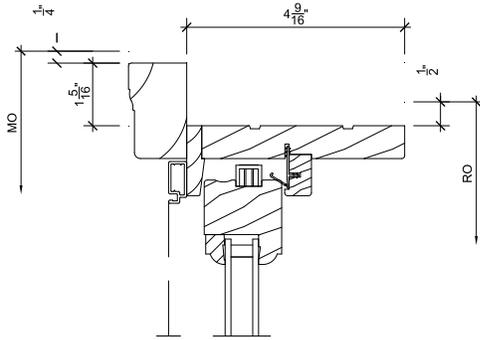
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REVISION:

SHEET

3

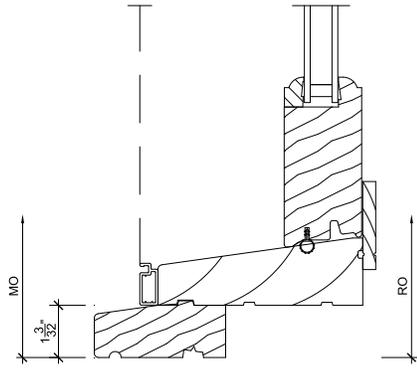
OF 6



1
4

Head

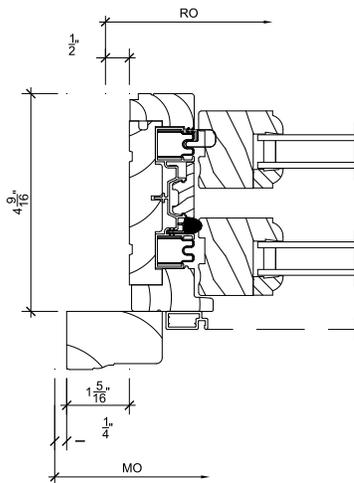
SCALE: 3" = 1'-0"



3
4

Sill

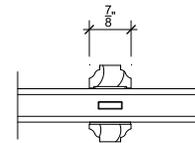
SCALE: 3" = 1'-0"



2
4

Jamb

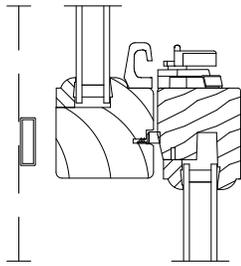
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4
4

Divided Lite

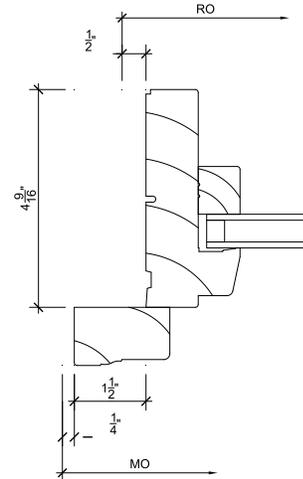
SCALE: 3" = 1'-0"



1
5

Checkrail

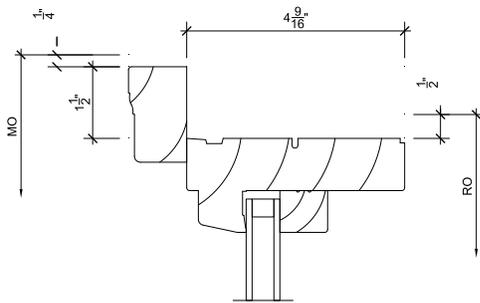
SCALE: 3" = 1'-0"



3
5

Jamb

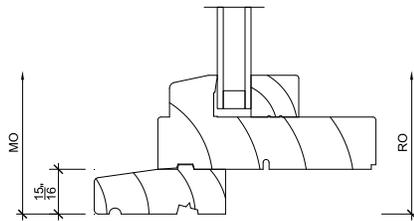
SCALE: 3" = 1'-0"



2
5

Head

SCALE: 3" = 1'-0"



4
5

Sill

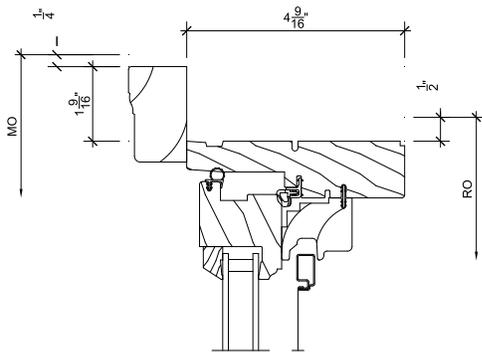
SCALE: 3" = 1'-0"



PROJ/JOB: 305 LAVACA / Texas Outdoor Design
 DIST/DEALER: GUIDO LUMBER COMPANY
 DRAWN: SULEICA SAEZ
 QUOTE#: S1CH8AV PK VER: 0004.13.00

CREATED: 01/08/2025 REVISION:

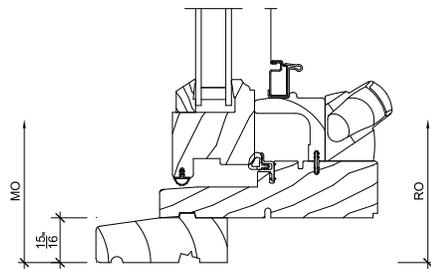
SHEET
5
OF 6



1
6

Head

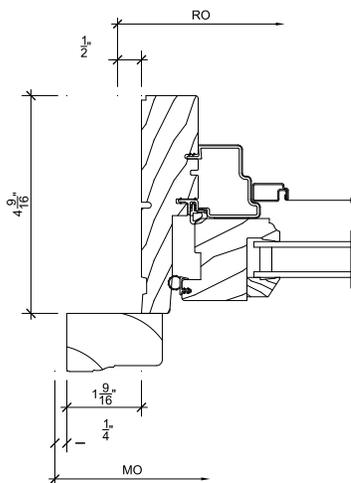
SCALE: 3" = 1'-0"



3
6

Sill

SCALE: 3" = 1'-0"



2
6

Jamb

SCALE: 3" = 1'-0"

4
6

NOT USED

SCALE: 3" = 1'-0"



PROJ/JOB: 305 LAVACA / Texas Outdoor Design
 DIST/DEALER: GUIDO LUMBER COMPANY
 DRAWN: SULEICA SAEZ
 QUOTE#: S1CH8AV PK VER: 0004.13.00

CREATED: 01/08/2025 REVISION:

SHEET
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OF 6



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 1/8/25

HDRC Case #: 2024-422

Address: 305 Lavaca

Meeting Location: Virtual

APPLICANT: Dan Gonzalez

DRC Members present: Jeff Fetzer, Monica Savino

Staff Present: Caitlin Brown-Clancy

Others present: Lisa Garza

REQUEST:

The applicant is requesting conceptual approval to construct two (2) new uniquely designed two-story, single-family residences with rear accessory structures on vacant lots 12 and 13 currently identified as 305 Lavaca.

COMMENTS/CONCERNS:

While finding most of the design appropriate for the District those present generally commented on the scale, lot coverage, and roof forms. There was discussion particularly surrounding the proposed side gables of both structures being too massive for the design. Lot coverage was of concern as well as the front setback. Commissioner Savino mentioned a need for an overall re-organization of fenestration of the Western facades on both structures.

OVERALL COMMENTS:

- ***Consider overall lot coverage, seems to be a lot of house***
- ***Bring down overall scale more in-keeping with adjacent properties; consider revising side gables toward that effort.***
- ***Review front setback***
- ***Western façade fenestration should be re-organized***