

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2023

HDRC CASE NO: 2023-463
ADDRESS: 301 LAVACA ST
LEGAL DESCRIPTION: NCB 708 BLK 8 LOT 1
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Candid Rogers
OWNER: COINER INVESTMENTS LTD
TYPE OF WORK: Front porch addition, rear addition, carport, fencing, hardscaping
APPLICATION RECEIVED: November 09, 2023
60-DAY REVIEW: January 8, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a 3-foot-tall, wood-framed cattle panel fence with a sliding driveway gate, and pedestrian gate.
2. Construct a metal carport.
3. Remove existing flatwork.
4. Install a front walkway using pavers.
5. Install a rear walkway using pavers.
6. Construct a full-length front porch with wooden posts and a standing seam metal roof.
7. Construct a rear addition, measuring approximately 150 square feet.
8. Install new windows, doors, and gable vents.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

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.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. *Maintenance*—Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

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.

B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. 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.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

FINDINGS:

- a. The property at 301 Lavaca features a single-story caliche residence built circa 1896. The property first appears on Sanborn Fire Insurance maps in 1896 as a single-story home with three additional single-story units, likely made of wood materials, attached to the rear of the primary structure. The structure featured additional modifications throughout the 1930s, per Sanborn Maps. The structure is made of caliche and features a side gable standing seam metal roof and a chimney. The property contributes to the Lavaca Historic District
- b. FENCING— The applicant is requesting to install a three-foot-tall, wood-framed cattle panel perimeter fence, constructed out of wooden posts and wire mesh, with a sliding gate on the west side of the property facing Indianola, and a pedestrian gate on the south side of the property facing Lavaca. The Fences Policy Guide stipulates that front yard fences should be limited to 4 feet in height and rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. Staff finds this request consistent with the Guidelines.
- c. CARPORT (MASSING AND FORM) – The applicant is requesting to install a detached metal-framed carport with a flat wire mesh roof ,measuring approximately 252 square foot and 14-feet tall, on the east side of the property. The Historic Design Guidelines for New Construction 5.A.i states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the massing and form of the carport is generally consistent with the Guidelines, however, updated elevations of the carport should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.
- d. CARPORT (MATERIALS) – The applicant is requesting to install a detached metal-framed carport with a flat wire mesh roof on the east side of the property. The Historic Design Guidelines for New Construction 5.A.iii states additions should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The primary structure on the lot features caliche and the roof is standing seam metal. The use of metal posts is not consistent with the architectural style of the home and does not conform to Guidelines. Staff finds that he use of wooden posts would be more appropriate.

- e. **FLATWORK (REMOVAL)** – The applicant is requesting to remove the existing concrete flatwork located at the front of the structure and extending out to the west of the property. Per the Guidelines for Site Elements 5.A. ii sidewalks or walkways that are deteriorated beyond repair should be repaired or replaced in kind. Every effort should be made to match existing sidewalk color and material. Staff finds that the removal of the deteriorated flatwork is consistent with the guidelines.
- f. **FRONT WALKWAY** – The applicant is requesting to install a front walkway from the public sidewalk to the entryway. Per the Guidelines for Site Elements 5.A. ii and iii, portions of sidewalks or walkways that are deteriorated beyond repair should be replaced. Every effort should be made to match existing sidewalk color and material. Follow the historic alignment, configuration, and width of sidewalks and walkways. Staff finds that the existing flatwork was not original and may be replaced. Given the construction period of the building, pavers may be an appropriate solution provided that they are stylistically appropriate. A modern design is not consistent with the Guidelines. Additionally, a measured site plan detailing the proposed measurements and material to be used should be submitted to staff prior to the issuance of a Certificate of Appropriateness.
- g. **REAR WALKWAY** – The applicant is requesting to install a walkway to the rear of the structure from the rear porch to the parking pad. Per the Guidelines for Site Elements 5.A. iii, follow the historic alignment, configuration, and width of sidewalks and walkways. Staff finds that installing a walkway to the rear of the structure from the rear porch to the parking pad that matches the historical alignment and configuration are consistent with the Guidelines. Additionally, a measured site plan detailing the proposed measurements and material to be used should be submitted to staff prior to the issuance of a Certificate of Appropriateness.
- h. **FRONT PORCH** – The applicant is requesting to install a full-length front porch with 5x5 wooden post, a standing seam metal roof, and 1x3 porch decking. Per the Guidelines for Exterior Maintenance and Alterations 7.B.v. porches, balconies, and porte-cocheres should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Per the 1896 Sanborn Fire Insurance Map, the structure once featured a full-length front porch likely made out of wooden materials. Staff finds the reconstruction of the full-length front porch to be consistent with the Guidelines. However, based on the proportions of the historic porch seen on Sanborn maps, the proposed front porch should be reduced in depth in order to conform with the documented historic condition. A porch depth of 4 to 5 feet and 4x4 wooden posts would be more appropriate and proportionate to the building.
- i. **NEW WINDOWS AND DOORS (SIZE & PROPORTION)** – The applicant has proposed to install windows with traditional proportions on the south, west, and east elevations in existing openings, one wood door with a transom on the south elevation, and one wood door on the north elevation in existing openings. The Guidelines for Exterior Maintenance and Alterations 6.Ai. state to preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff's standard window specifications state that new windows should be fully wood, windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. 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 the proposal consistent with the Guidelines.
- j. **NEW WINDOWS AND DOORS (MATERIALS)** – The applicant is requesting to install fully wood windows and doors. The Guidelines for Exterior Maintenance and Alterations, 6.A.i. states to preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. 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. Staff finds the proposed material for the windows generally conforms to Guidelines and that the applicant should submit final material specifications to staff for review.

k. REAR ADDITION (LOT COVERAGE) – The applicant has proposed to construct an approximately 150-square-foot rear addition to the north (rear) of the property. According to the Historic Design Guidelines, the building footprint for new construction should be limited 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. A building footprint should respond to the size of the lot. Staff finds that the size of the proposed addition is consistent with the Guidelines.

l. REAR ADDITION (MASSING AND FOOTPRINT) – The existing primary structure is a 1-story, single-family structure. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. Per the renderings submitted by the applicant, the massing and footprint are subordinate to the primary structure and is consistent with the Guidelines.

m. REAR ADDITION (ROOF FORM) – The applicant has proposed to install a shed roof on the rear addition. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds that the proposed roof form is consistent with the Guidelines.

n. REAR ADDITION (ROOF MATERIAL) – The applicant has proposed to install a standing seam metal roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roofs should be matched in terms of form and materials. Staff finds the proposal consistent with the Guidelines.

o. REAR ADDITION (NEW WINDOWS: SIZE AND PROPORTION) – The applicant has proposed to install two (2) fixed windows on the north elevation. At this time no other windows are proposed for the east or west elevations of the rear addition. New windows should feature traditional dimensions and proportions as found within the district. Per the Window Policy Guide, 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. Staff finds that the applicant should install more traditional windows featuring traditional operations on the north elevation of the addition.

p. REAR ADDITION (MATERIALS: FAÇADE) – The applicant has proposed to install fully wood board and batten siding to differentiate from the cladding material on the primary structure. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff finds this request to be consistent with the guidelines.

RECOMMENDATION:

Item 1, staff recommends approval of the installation of a 3-foot-tall wood-framed cattle panel fence with a sliding driveway gate, and pedestrian gate, based on finding b, with the following stipulation:

- i. That the final construction height of the approved gate and fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

Item 2, staff recommends approval of the installation of a carport, based on finding c and d, with the following stipulations :

- i. That the proposed posts and framing materials be fully wood. An updated rendering should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits elevation drawings and full dimensions for the proposed carport to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff recommends approval of the removal of existing flatwork, based on finding e.

Item 4, staff recommends approval of the installation of a front walkway with pavers, based on finding f with the following stipulation:

- i. That a traditional paver configuration is utilized instead of a modern design.
- ii. That the applicant submit an updated site plan detailing the materials, alignment, configuration, and width of the proposed front walkway.

Item 5, staff recommends approval of installation of a sidewalk to the rear of the structure with pavers, based on finding g.

Item 6, staff recommends approval of construction of a full-length front porch with wooden posts and a standing seam metal roof, based on finding h with the following stipulations:

- i. That the porch depth be reduced to 4-5 feet. Updated drawings must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant install a standing seam metal roof featuring 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.
- iii. That the proposed porch decking should feature 1" x 3" tongue-and-groove wood members laid perpendicular to the front façade plane.
- iv. That the proposed 5x5 wood columns be reduced to 4x4 to be consistent with the Guidelines. Updated documentation must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

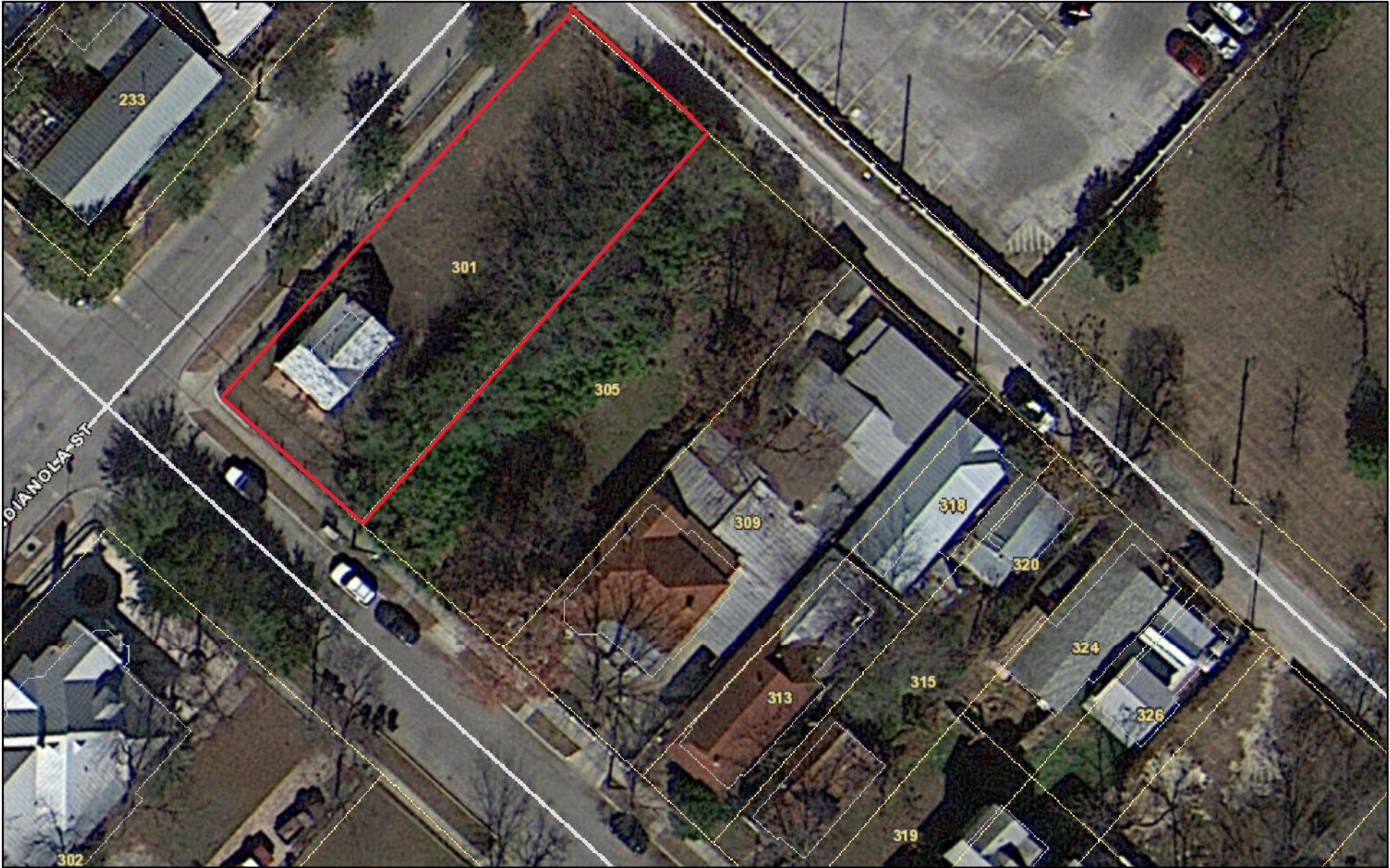
Item 7, staff recommends approval of the construction of a rear addition, based on findings k through p with the following stipulations:

- i. That board and batten siding feature boards that are approximately 12 inches wide with battens that are approximately 1 – ½" wide. If composite siding is used, it should feature a smooth finish
- ii. That the applicant installs windows featuring traditional proportions and traditional operations. Updated drawings must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. 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. 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".

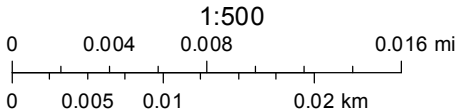
Item 8, staff recommends approval of the installation of new windows and doors on the primary structure based on findings i and j with the following stipulations:

- i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. 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.
- ii. That the applicant install a fully wood door or a door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That a detailed salvage plan for the removal of any stone from the original caliche walls be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



December 1, 2023





901

PRIVATE
PROPERTY









Scale: 1" = 10'

LEGEND

- MAILBOX
- ELECTRIC METER
- WATER METER
- GAS METER
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- TRAFFIC SIGN
- WIRE PANEL FENCE
- WIRE FENCE
- CHAINLINK FENCE
- OHE- OVERHEAD ELECTRIC
- OHT- OVERHEAD TELEPHONE
- CATV- OVERHEAD CABLE TV
- FIRE HYDRANT

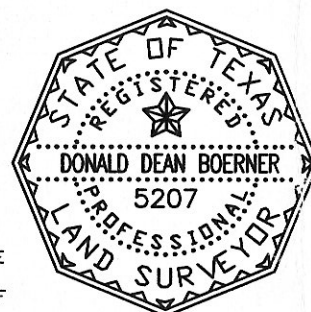
SIR SET "1/2" IRON WITH AN ORANGE "MOY SURVEY" PLASTIC CAP

ADDRESS:
301 LAVACA STREET (LOT 1)
305 LAVACA STREET (LOT 2)

NOTES:
1. BASIS OF BEARING WAS ESTABLISHED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204.
2. LOTS 1 AND 2, BLOCK 8, NCB 708 ARE NOT RECORDED. THEREFORE THERE ARE NOT ANY RECORD COURSES AND DISTANCES.

BOUNDARY SURVEY SHOWING: LOTS 1 AND 2, BLOCK 8, NCB 708, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

BORROWERS:
MYRON E. EAST JR.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR
5207
TEXAS REGISTRATION NO.

DATE: 04-04-2007

JOB #: 070200-270

MOY & E
SURVEYORS, INC.

12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051
FAX: (210) 698-5085

LAVACA STREET
55.6' R.O.W.
VOLUME 4305 PAGES 30-31
PLAT RECORDS

N 47°49'00" W 111.20'
(NO RECORD)

N 42°11'00" E 154.10'
(NO RECORD)

S 42°11'00" W 154.10'
(NO RECORD)

S 47°49'00" E 111.20'
(NO RECORD)

N 42°11'00" E 154.10'
(NO RECORD)

S 42°11'00" W 154.10'
(NO RECORD)

N 42°11'00" E 154.10'
(NO RECORD)

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S 42°11'00" W 154.10'
(NO RECORD)

N 42°11'00" E 154.10'
(NO RECORD)

S 42°11'00" W 154.10'
(NO RECORD)

N 42°11'00" E 154.10'
(NO RECORD)

INDIANOLA STREET

55.6' R.O.W.
VOLUME 7800 PAGE 145
PLAT RECORDS

GARFIELD ALLEY
27.8' R.O.W.
VOLUME 7800 PAGE 145
PLAT RECORDS

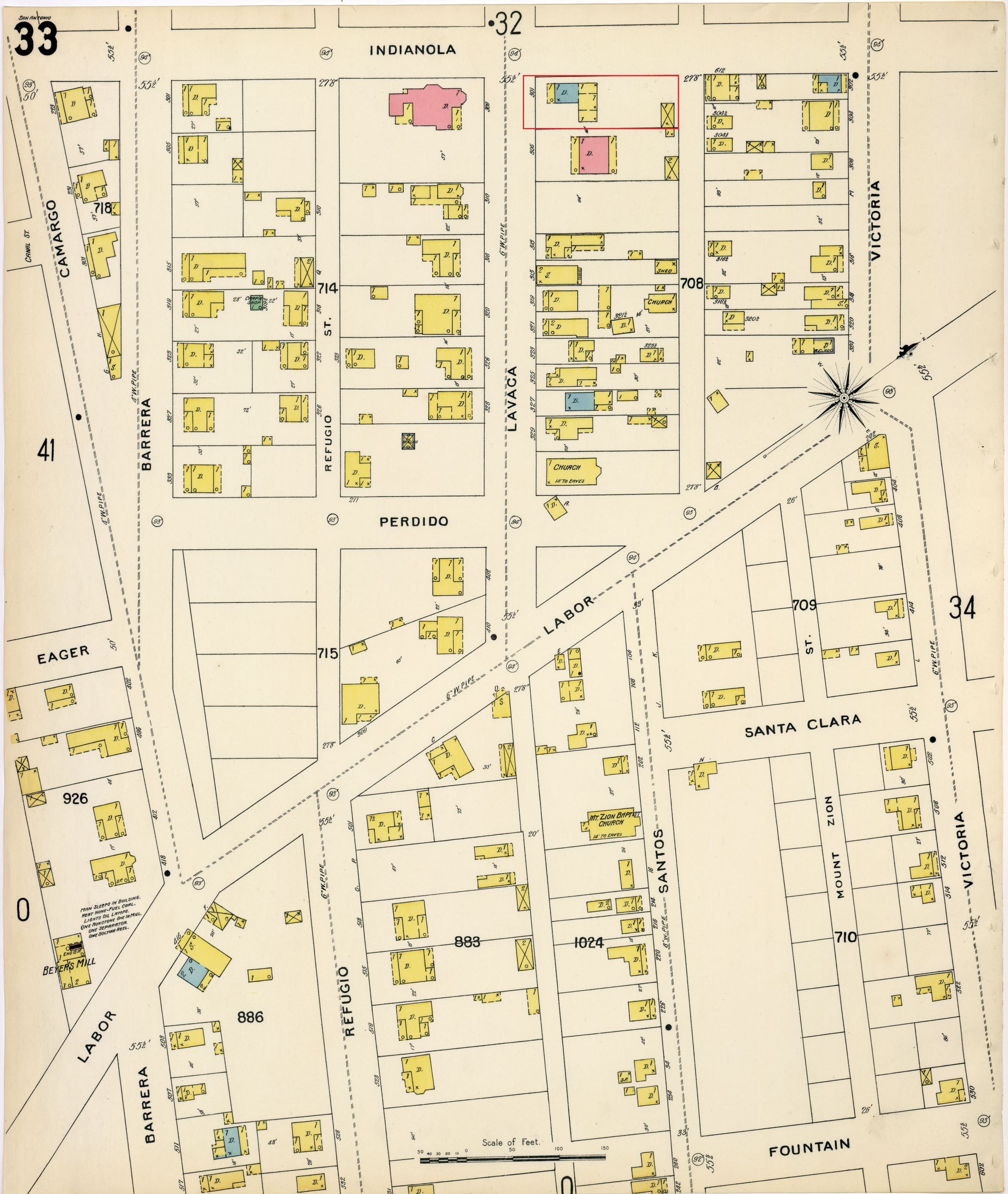
S 47°49'00" E 111.20'
(NO RECORD)

SET "1/2" IRON WITH AN ORANGE "MOY SURVEY" PLASTIC CAP

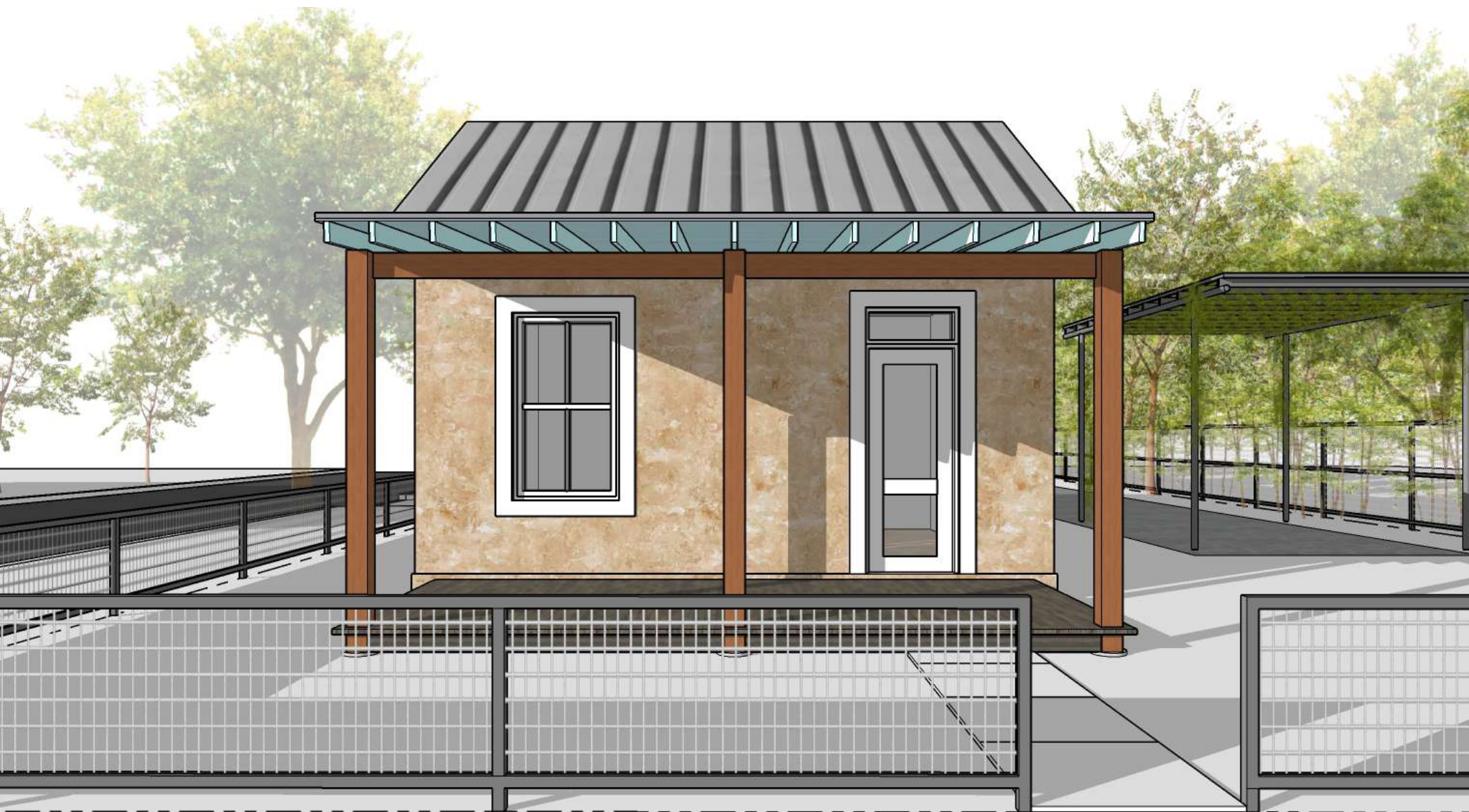
LOT 1
BLOCK 8
NCB 708
ADDRESS:
301 LAVACA STREET
GLYNN C. TURQUAND
VOLUME 10626 PAGES 497-499
OFFICIAL PUBLIC RECORDS

LOT 2
BLOCK 8
NCB 708
ADDRESS:
305 LAVACA STREET
GLYNN C. TURQUAND
VOLUME 10645 PAGES 1027-1028
OFFICIAL PUBLIC RECORDS

LOT 3
BLOCK 8
NCB 708
OLIVA TREVINO
VOLUME 12577 PAGES 2125-2126
OFFICIAL PUBLIC RECORDS



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin









Issued:

Date: November 20, 2023

Revisions:

Sheet Contents:

- Site / Roof plan

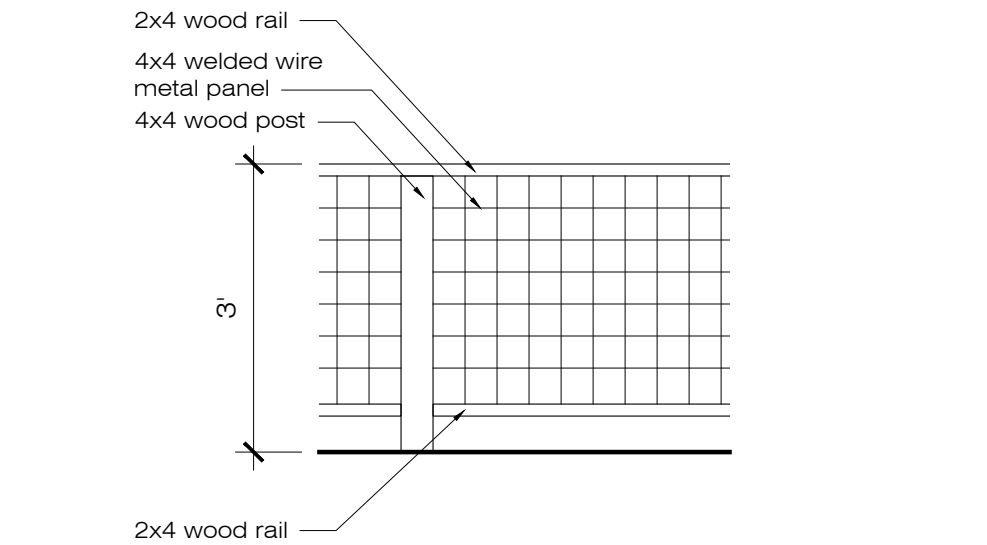
Sheet No.

A1.0

GARFIELD ALLEY

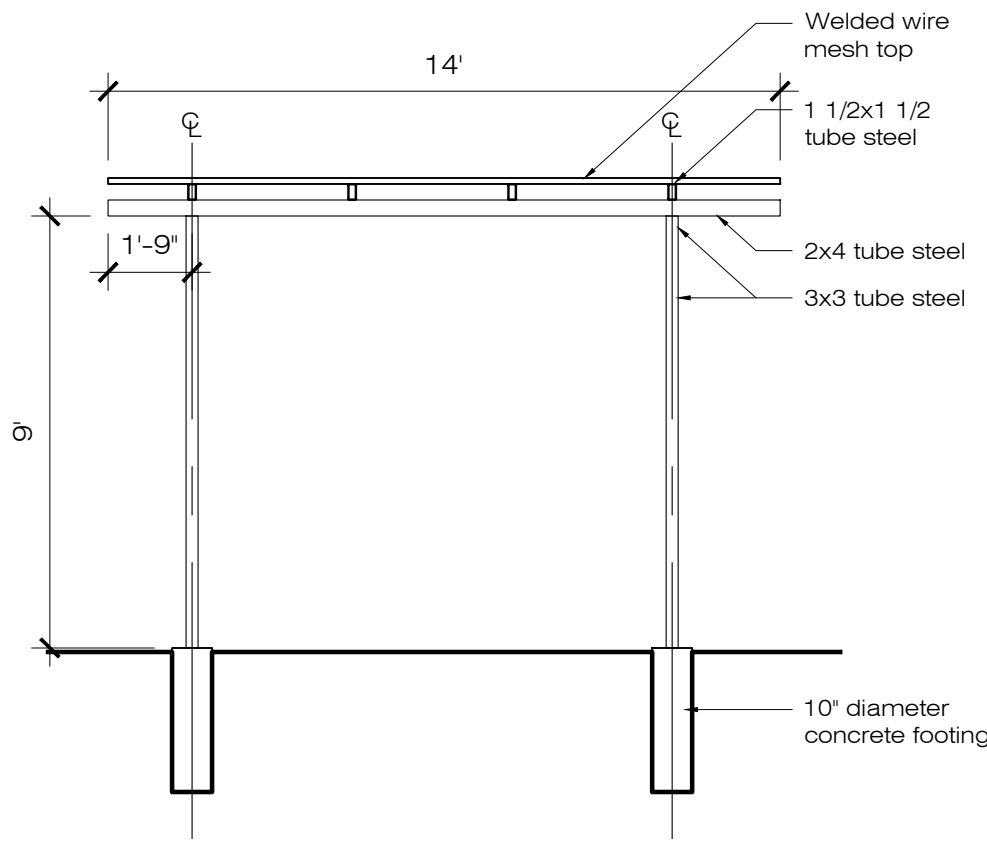
INDIANOLA ST

LAVACA ST



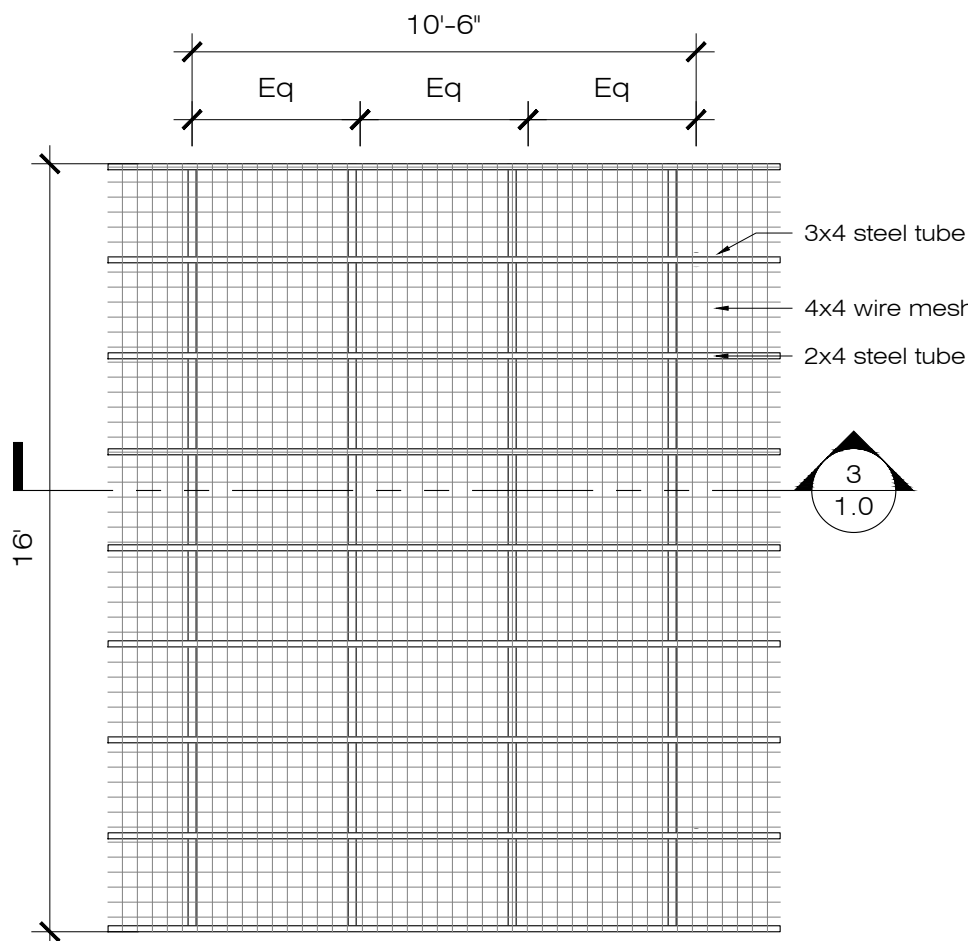
2 FENCE DETAIL

Scale: 1"=1'-0"



3 TRELLIS ELEVATION

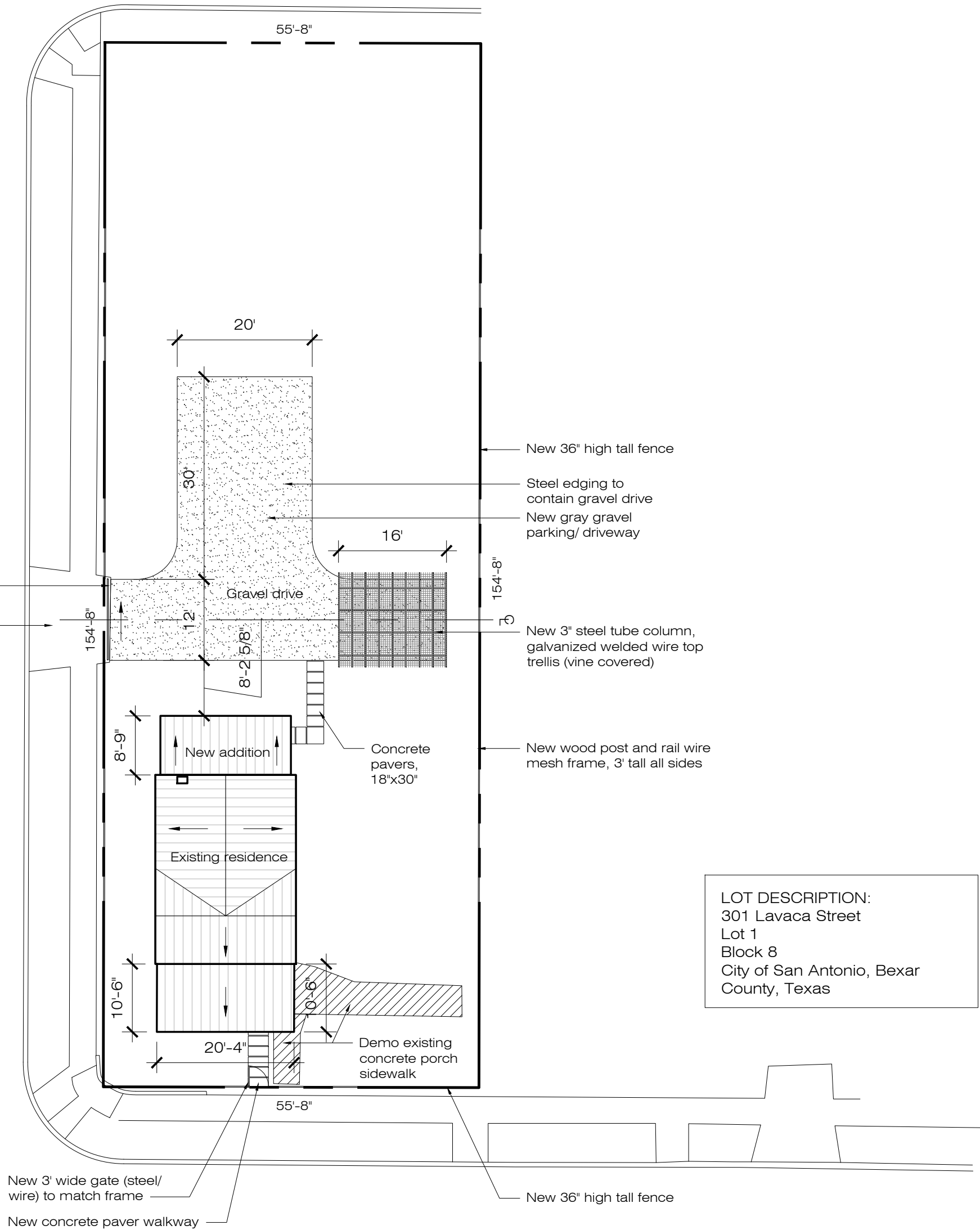
Scale: 1/4"=1'-0"



4 TRELLIS PLAN

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

New 36" high, 12 ft
long rolling steel
gate to match
fence materials
Existing curb
cut to remain



LOT DESCRIPTION:
301 Lavaca Street
Lot 1
Block 8
City of San Antonio, Bexar
County, Texas

1 SITE PLAN

Scale: 1/16"=1'-0"



COINER ESTATE

301 Lavaca St,
San Antonio, TX 78205

Issued:

Date: November 20, 2023

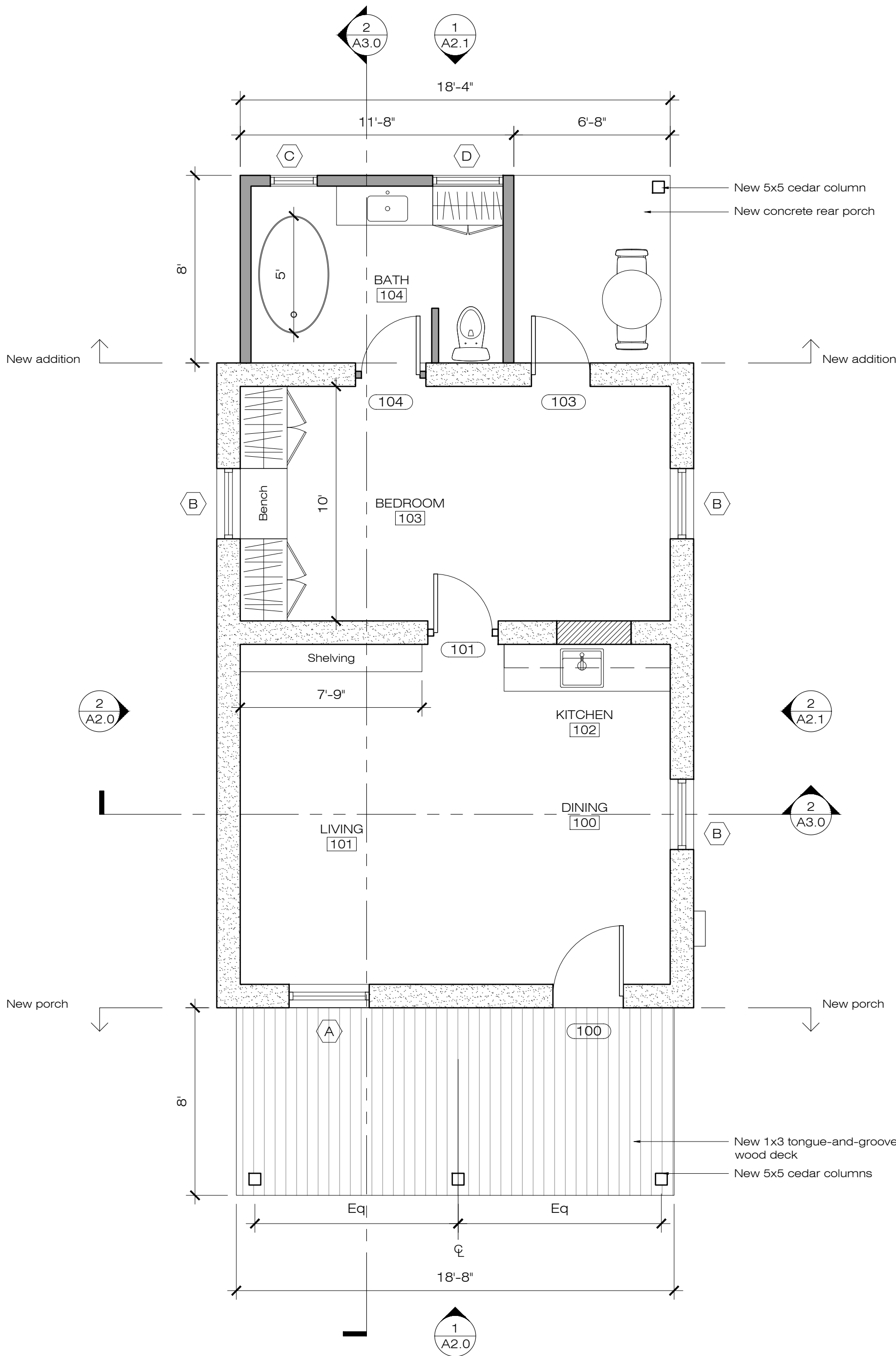
Revisions:

Sheet Contents:

- Overall floor plan

Sheet No.

A1.1



NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

COINER ESTATE
301, Lavaca St,
San Antonio, TX 78210

Issued:

Date: November 20, 2023

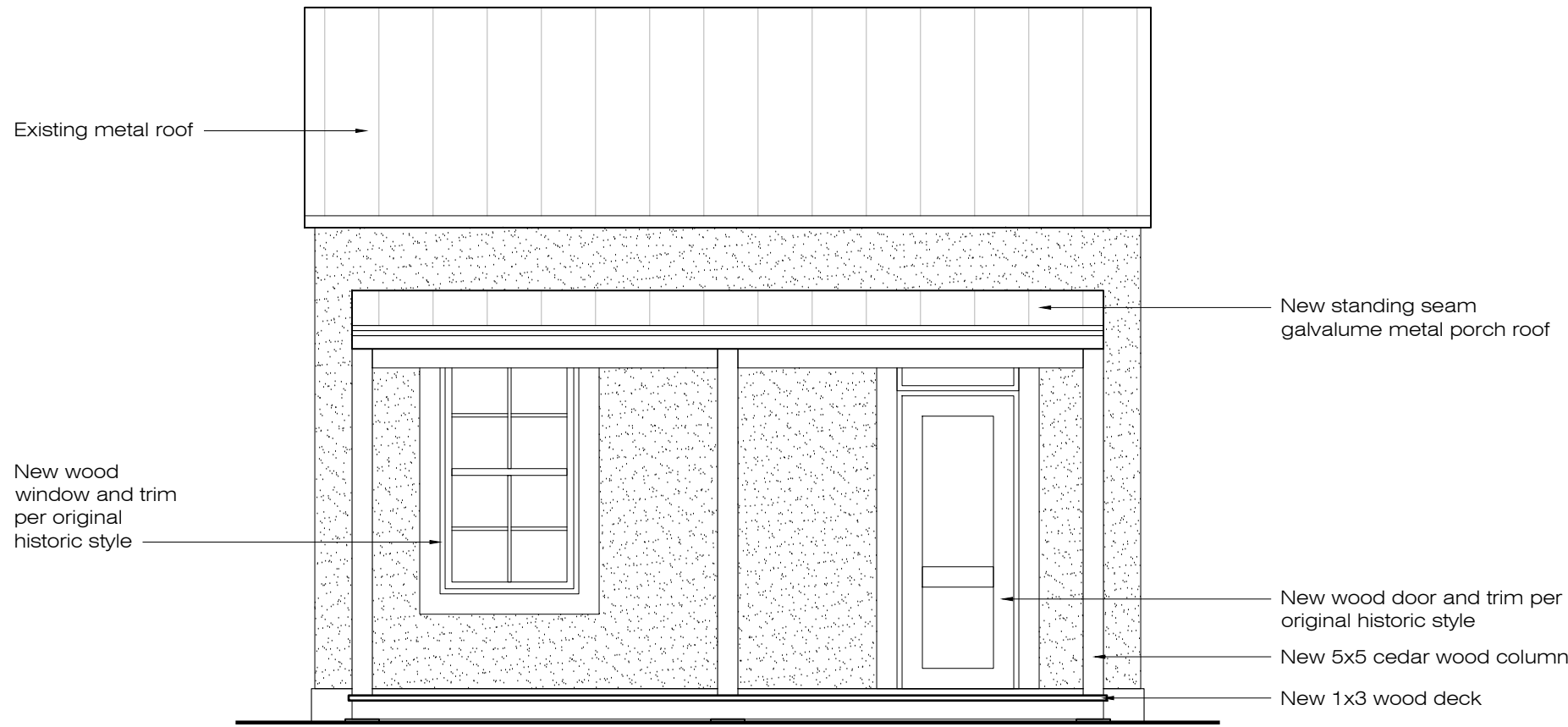
Revisions:

Sheet Contents:

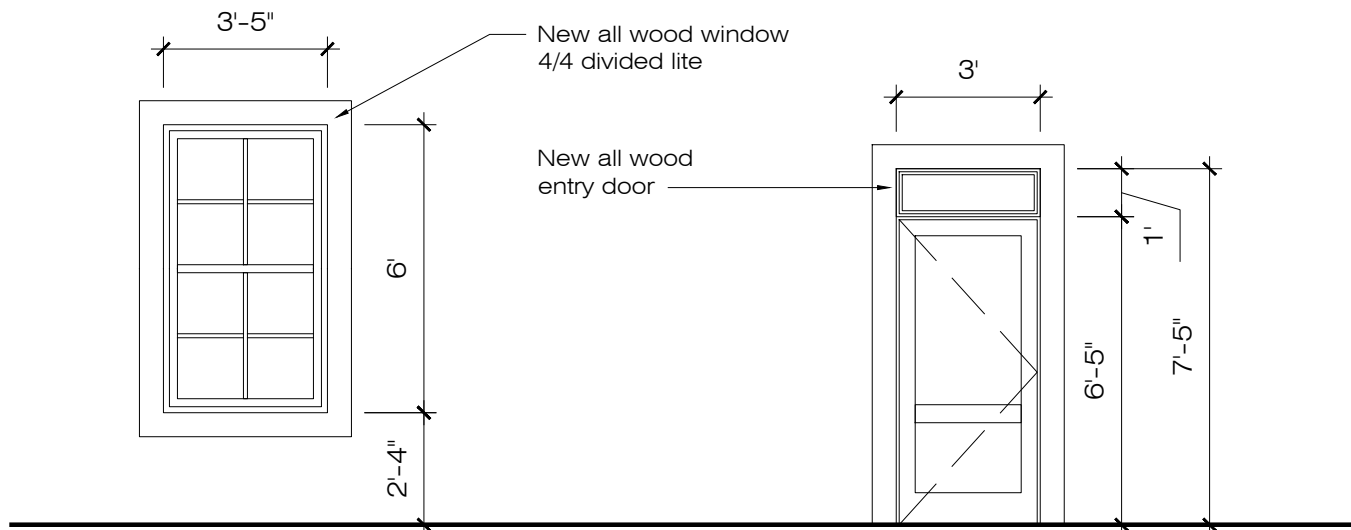
- Building elevations

Sheet No.

A2.0

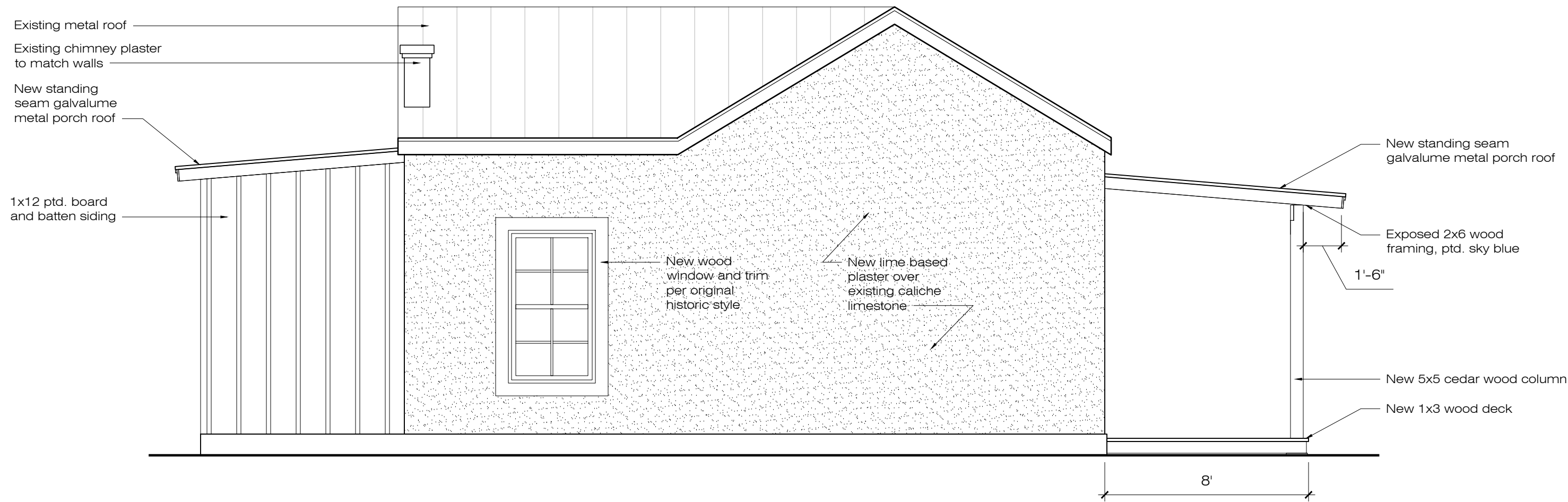


1 SOUTH ELEVATION
Scale: 1/4"=1'-0"



3 WINDOW TYPICAL
Scale: 1/4"=1'-0"

4 ENTRY DOOR
Scale: 1/4"=1'-0"



2 WEST ELEVATION
Scale: 1/4"=1'-0"

NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

COINER ESTATE
301, Lavaca St,
San Antonio, TX 78210

Issued:

Date: November 20, 2023

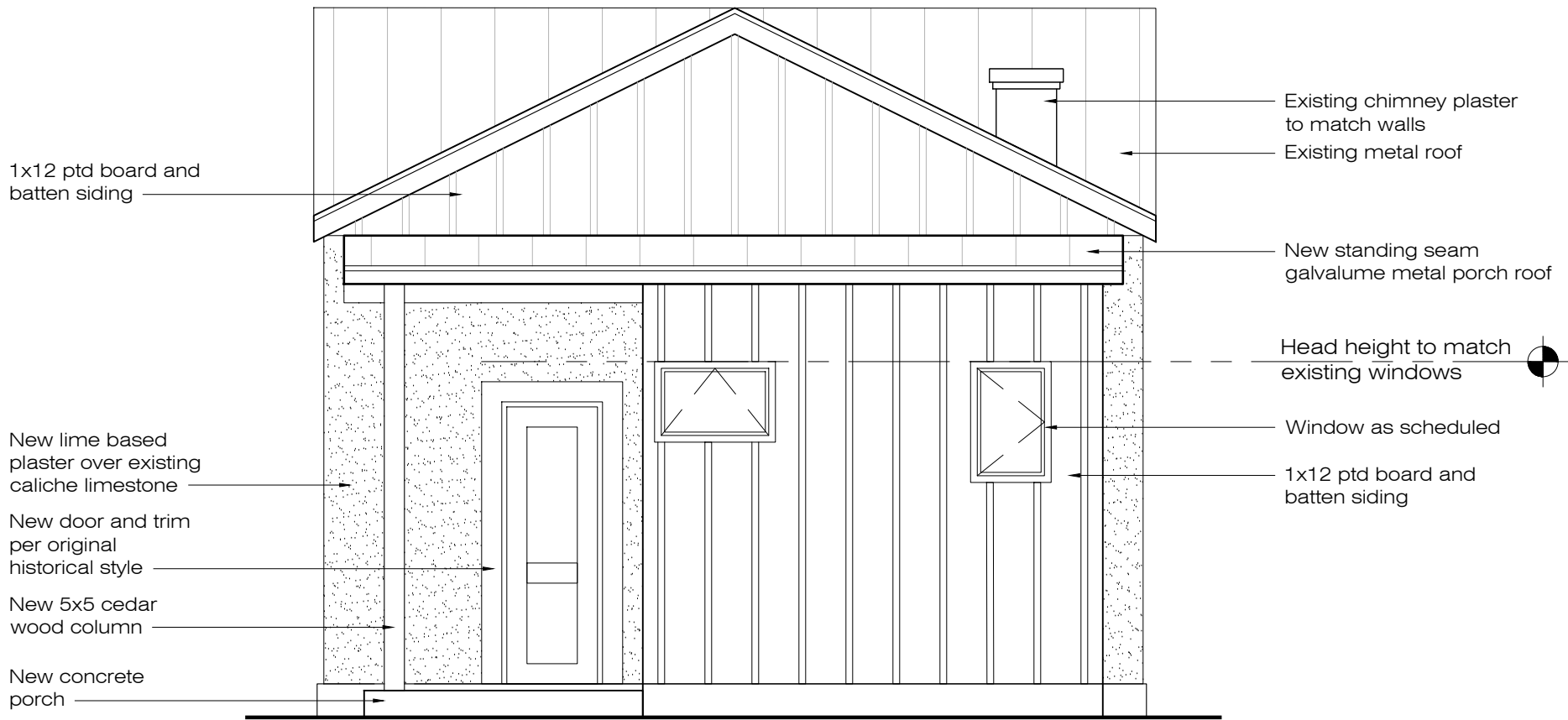
Revisions:

Sheet Contents:

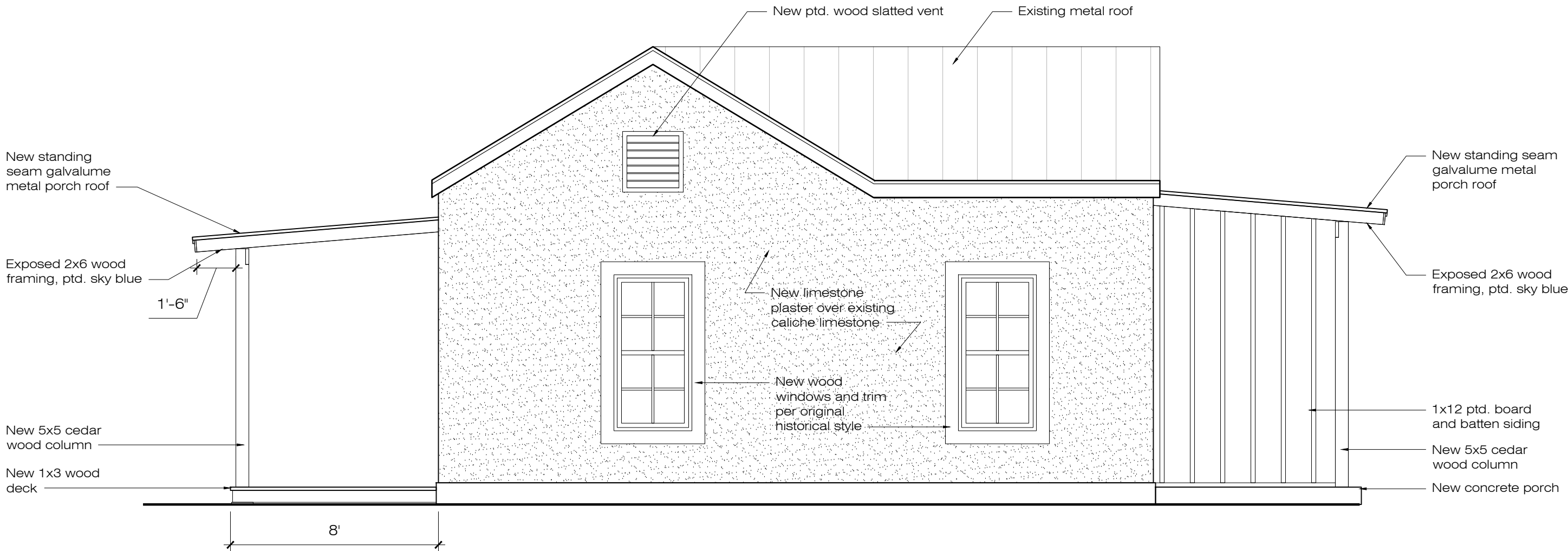
- Building elevations

Sheet No.

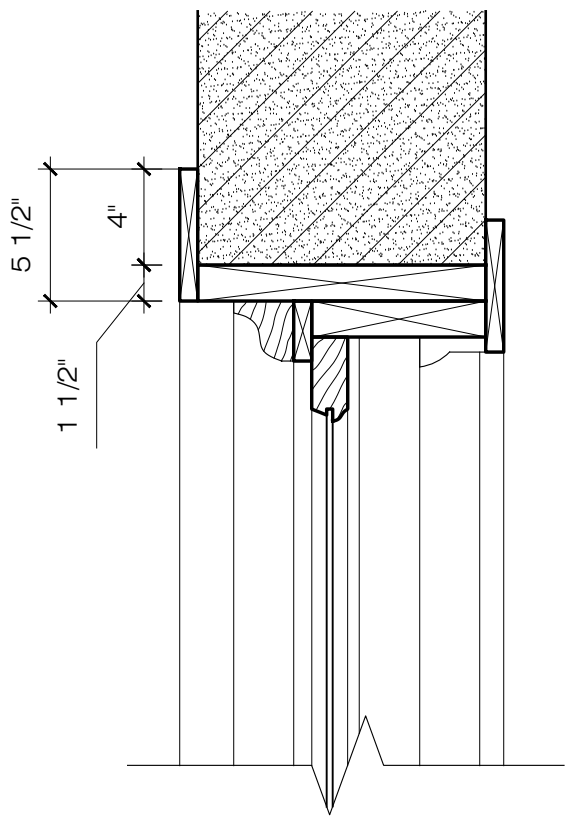
A2.1



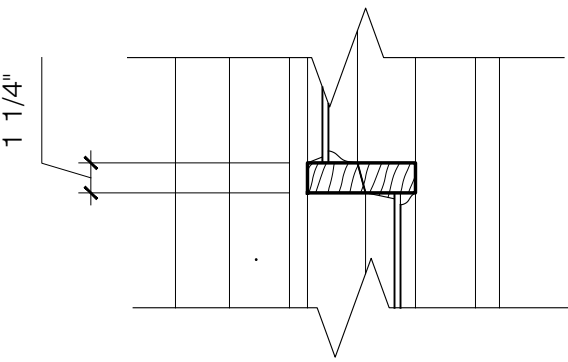
1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



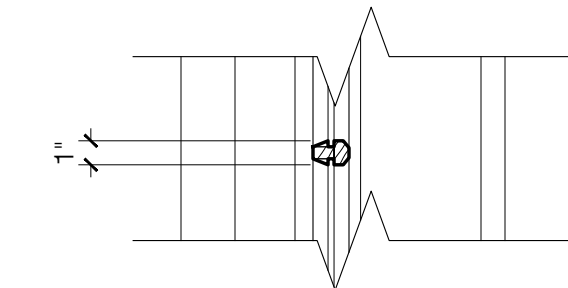
2 EAST ELEVATION
Scale: 1/4" = 1'-0"



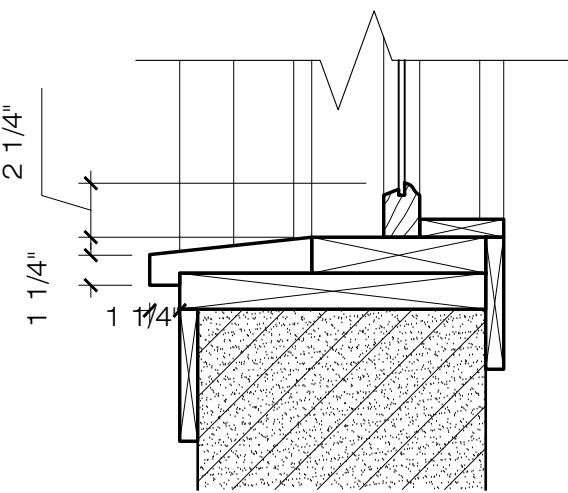
1 WINDOW
HEADER DETAIL
Scale: 1 1/2"=1'-0"



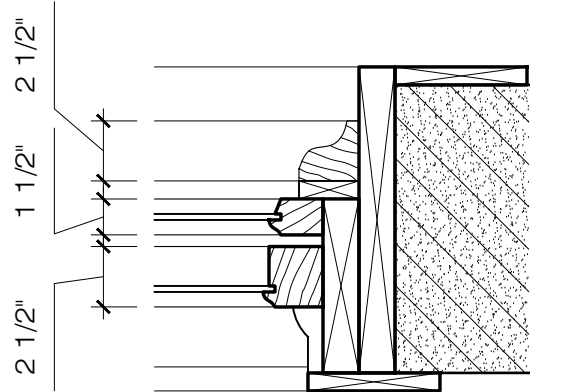
2 WINDOW GLASS
PANEL DETAIL
Scale: 1 1/2"=1'-0"



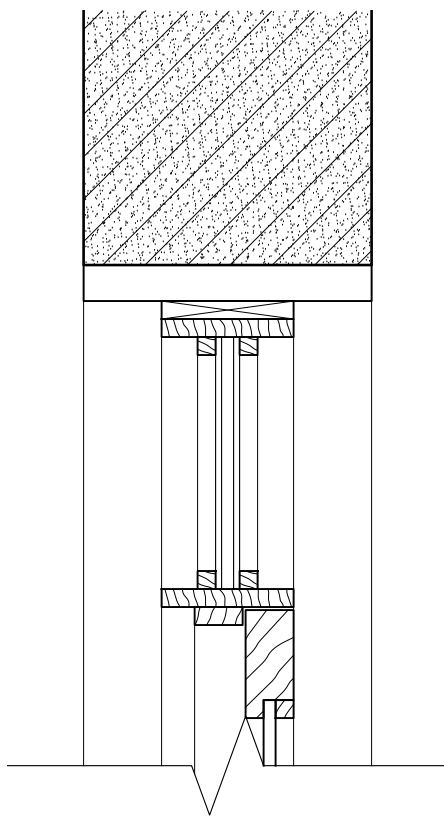
3 WINDOW GLASS
PANEL DETAIL
Scale: 1 1/2"=1'-0"



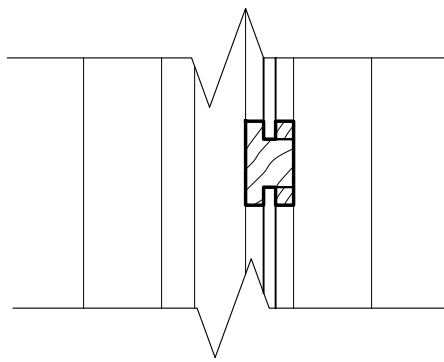
4 WINDOW
SILL DETAIL
Scale: 1 1/2"=1'-0"



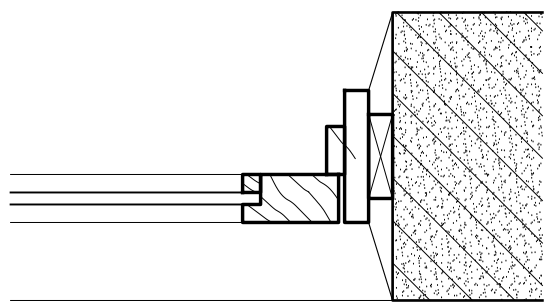
5 WINDOW
JAMB DETAIL
Scale: 1 1/2"=1'-0"



6 DOOR TRANSOM/
HEADER DETAIL
Scale: 1 1/2"=1'-0"



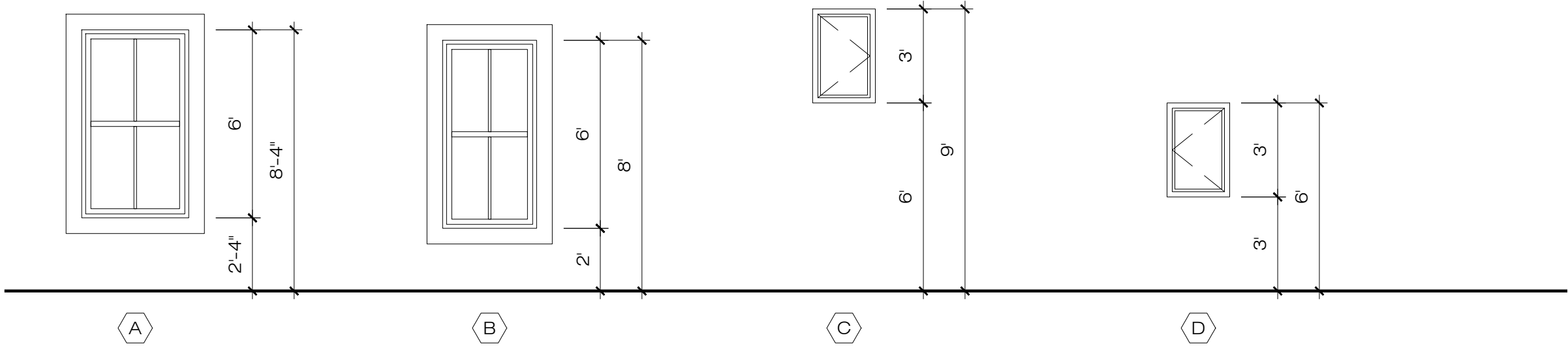
7 DOOR TRANSOM/
HEADER DETAIL
Scale: 1 1/2"=1'-0"



8 DOOR
JAMB DETAIL
Scale: 1 1/2"=1'-0"

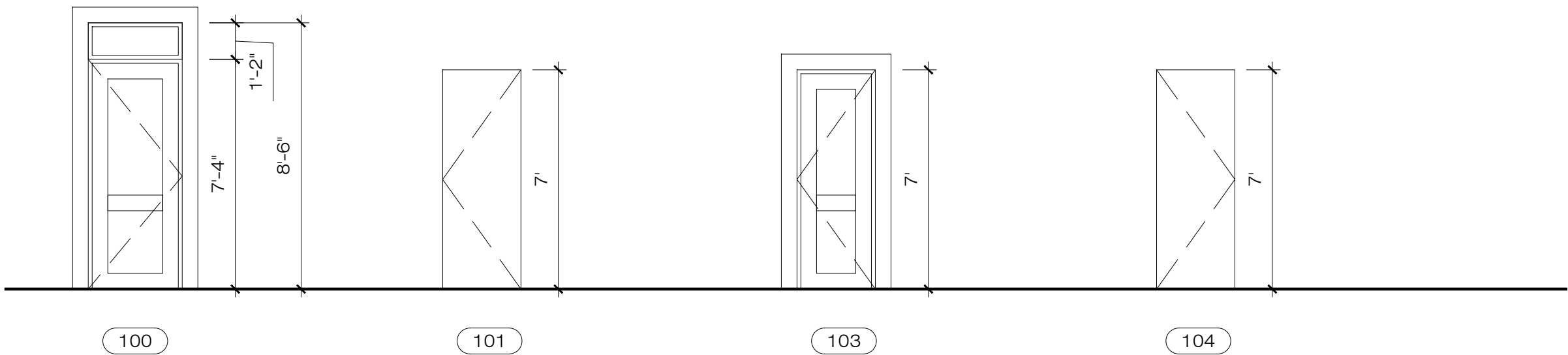
WINDOW SCHEDULE

MARK	WINDOW W X H	MANUF.	GLAZING		FRAME			REMARKS
			TYPE	GLASS	MATERIAL	COLOR	INTERIOR FINISH	
A	3'-5" x 6'-0"	Custom		Clear	Wood	Ptd.	Ptd.	
B	3'-0" x 6'-0"	Custom		Clear	Wood	Ptd.	Ptd.	
C	2'-0" x 3'-0"	Custom		Clear	Wood	Ptd.	Ptd.	
D	2'-0" x 3'-0"	Custom		Clear	Wood	Ptd.	Ptd.	



DOOR SCHEDULE

MARK	DOOR W X H	MANUF.	DOOR TYPE	FRAME		HARDWARE FUNCTION	REMARKS
				MATERIAL	FINISH		
100	3'-0" x 7'-4"	Custom	Exterior	Wood	Ptd.	Inswing, dark bronze	
101	2'-6" x 7'-0"	Custom	Interior	Wood	Ptd.	Inswing, dark bronze	
103	2'-6" x 7'-0"	Custom	Exterior	Wood	Ptd.	Inswing, dark bronze	
104	2'-6" x 7'-0"	Custom	Interior	Wood	Ptd.	Inswing, dark bronze	



Issued:

Date: November 20, 2023

Revisions:

Sheet Contents:

- Door and window
schedules

Sheet No.