

HISTORIC AND DESIGN REVIEW COMMISSION

March 05, 2025

HDRC CASE NO: 2025-048
ADDRESS: 232 LAVACA ST
LEGAL DESCRIPTION: NCB 713 BLK 10 LOT 16 & E 4 FT OF 15
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Clint Belew
OWNER: Clint Belew/BELEW HOUSE LLC
TYPE OF WORK: New construction of a 2-story rear accessory structure
APPLICATION RECEIVED: January 17, 2025
60-DAY REVIEW: March 18, 2025
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is seeking conceptual approval to construct a 2-story rear accessory structure featuring two exterior porches at the rear of the property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, 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 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. Incorporating additional height into half stories or within traditional roof forms is strongly encouraged. 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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

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.

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.

FINDINGS:

- A. The primary structure located at 232 Lavaca is a 1.5-story residential structure constructed circa 1910 in the Queen Anne style with Folk Victorian influences. The structure features a primary hip roof with a front-facing gable, a wraparound front porch, one over one ganged wood windows, and a contemporary 2-story rear addition. The structure is located on a corner lot at the intersection of Lavaca and Indianola streets with rear frontage along Refugio, a third primary street. The property is contributing to the Lavaca Historic District.
- B. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- C. DESIGN REVIEW COMMITTEE – The applicant met with Commissioners on 1/28/25 for informal review. Commissioners asked questions regarding the structure's orientation, building height, and the proposed footprint's square footage to that of the original home.
- D. ORIENTATION AND SETBACK – The applicant has provided renderings and plans suggesting that the structure will front Indianola Street. Guideline 1.B.i states that primary building entrances, porches, and landings should be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street. The 700 block of Indianola features rear accessory structures with the primary facades facing the primary structure. At this time, the applicant has not submitted a site plan indicating the necessary setbacks. In accordance with the definition for Conceptual Approval in finding B, Staff finds the applicant should submit a measured site plan notating setbacks as well as elevational drawings that are coordinated with the plans and renderings for further review prior to returning to the HDRC for final approval.
- E. SCALE AND MASS – The applicant is requesting to construct a 2-story rear accessory structure. Guideline 2.A.i states that 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. At this time, the applicant has not submitted elevational drawings indicating the overall height of the proposed structure. Staff finds the applicant should submit elevational drawings that indicate the overall height, foundation and floor heights to staff for review prior to returning to the HDRC for final approval.
- F. ROOF FORM – The applicant is proposing a front gabled primary roof form clad in standing seam metal. Guideline 2.B.i states that roof forms that are consistent with the those predominantly found on the block should be incorporated into new construction. The primary structure, along with several structures within the district feature front gabled, side gabled, and hipped roof forms. Staff finds the proposed roof form generally appropriate.
- G. FENESTRATION – The renderings submitted by the applicant show a non-traditional fenestration pattern with windows that feature non-traditional operations including fixed. Guideline 2.C.i states that window and door openings with a similar proportion of wall to window space as typical with nearby historic facades should be incorporated. While staff finds the contemporary patterning appropriate for the contemporary style of the structure, Staff finds the applicant should also incorporate openings that feature traditional proportions to all elevations. Staff also finds the applicant should submit window specifications to staff for review prior to returning to the HDRC for final approval.
- H. BUILDING SIZE – The applicant has submitted floor plans indicating the building footprint at 920 sf. Guideline 5.a.i states that new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The primary structure is roughly 1,813 sf. The newly proposed building footprint is 50 percent of the principal historic structure's footprint. Staff finds the applicant should reduce the building's footprint to measure below 40 percent.
- I. MATERIALS – The renderings submitted by the applicant feature shake siding as the field material accented with vertical wood paneling at the covered porches, and a metal standing seam roof. Guideline 3.A.ii states that traditional materials, such as wood siding, could be used in a new way to provide visual interest in new construction while still ensuring compatibility. Materials found within the district include wood siding with traditional profiles and exposures, stucco and some board and batten. Staff finds use of shake siding, or an in-kind material may be appropriate, however, the applicant should submit all material specifications to include proposed siding, roofing, and column specifications to Staff for review prior to returning to the HDRC for final approval.

J. SITE ELEMENTS/LANDSCAPING – The renderings submitted by the applicant indicate an in-ground pool, semi-pervious pavers for a parking spot accessed via the alley at the rear of the property as well as a poured concrete drive accessed via Indianola Street. The applicant has not submitted a site plan indicating such elements for review. Staff finds the applicant should submit a measured site plan indicating all driveways, curb cuts, landscaping, hardscaping and pool location to staff for review prior to returning to the HDRC prior to final approval.

K. FENCE – The renderings submitted by the applicant indicate a cattle panel style privacy fence along the alley at the rear of the property however the applicant has not submitted a site plan indicating location or associated heights of the proposed fence. Staff finds the applicant should submit a site plan indicating the location of the fence to staff for review prior to returning to the HDRC for final review.

RECOMMENDATION:

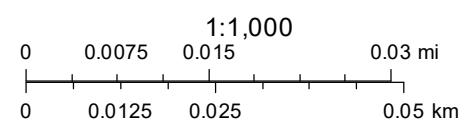
Staff does not recommend Conceptual Approval at this time. Sufficient documentation to demonstrate conformance of the proposed accessory has not been provided. Staff recommends the following documentation be submitted for future consideration by the HDRC:

1. A measured site plan indicating setbacks, all landscaping, hardscaping, driveways, curb cuts, in-ground pool and rear privacy fence based on findings a,d, h, j, and k.
2. Measured elevations indicating foundation and floor heights, overall building height, and roof pitch based on finding e.
3. Drawings indicating traditional fenestration openings to all façades and submit all window product specifications based on finding g.
4. Material and product specifications to include siding, roofing, exterior doors, and column specifications.

City of San Antonio One Stop

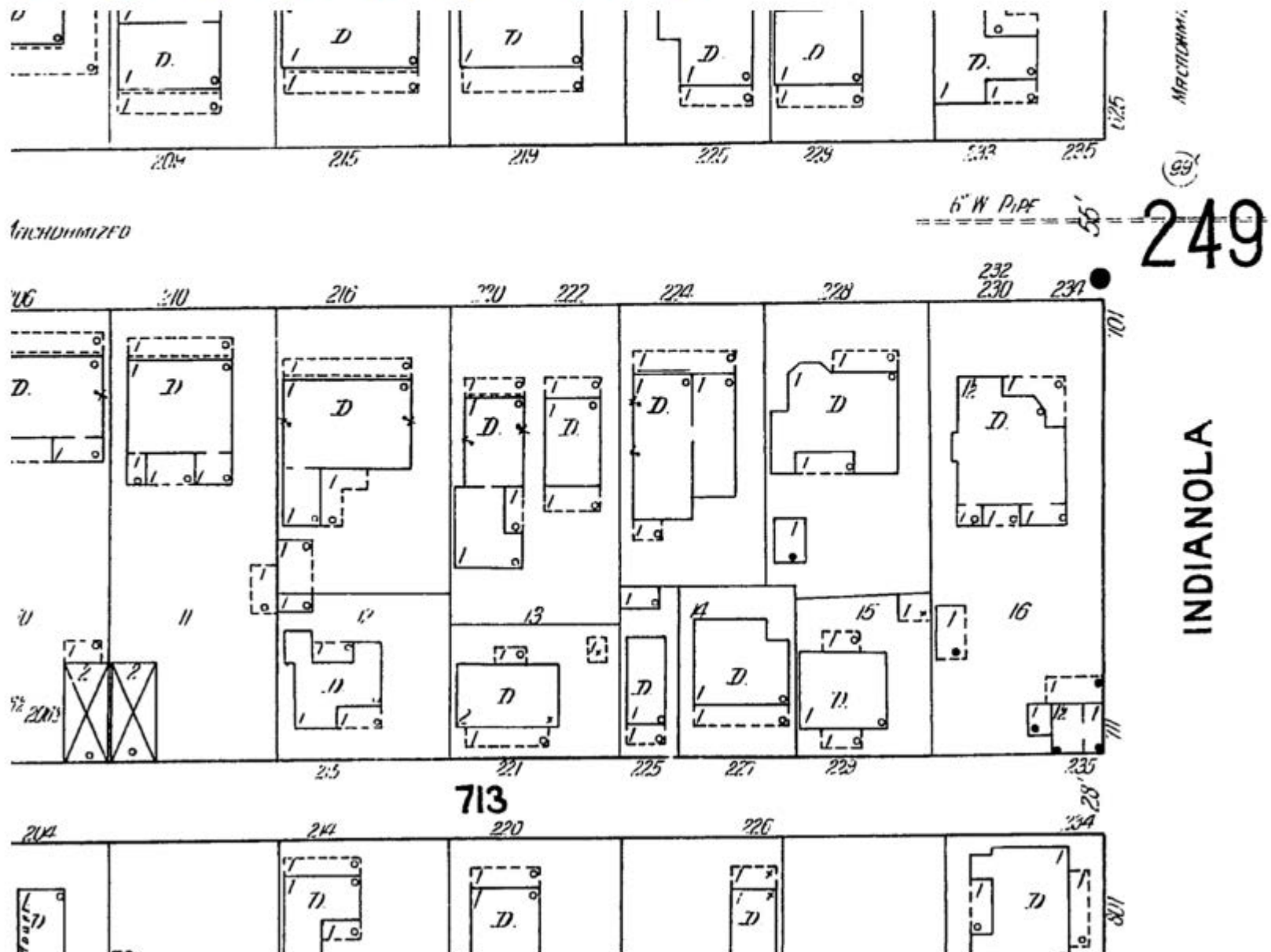


February 27, 2025



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220

226

613

229

233

238

Indianola St

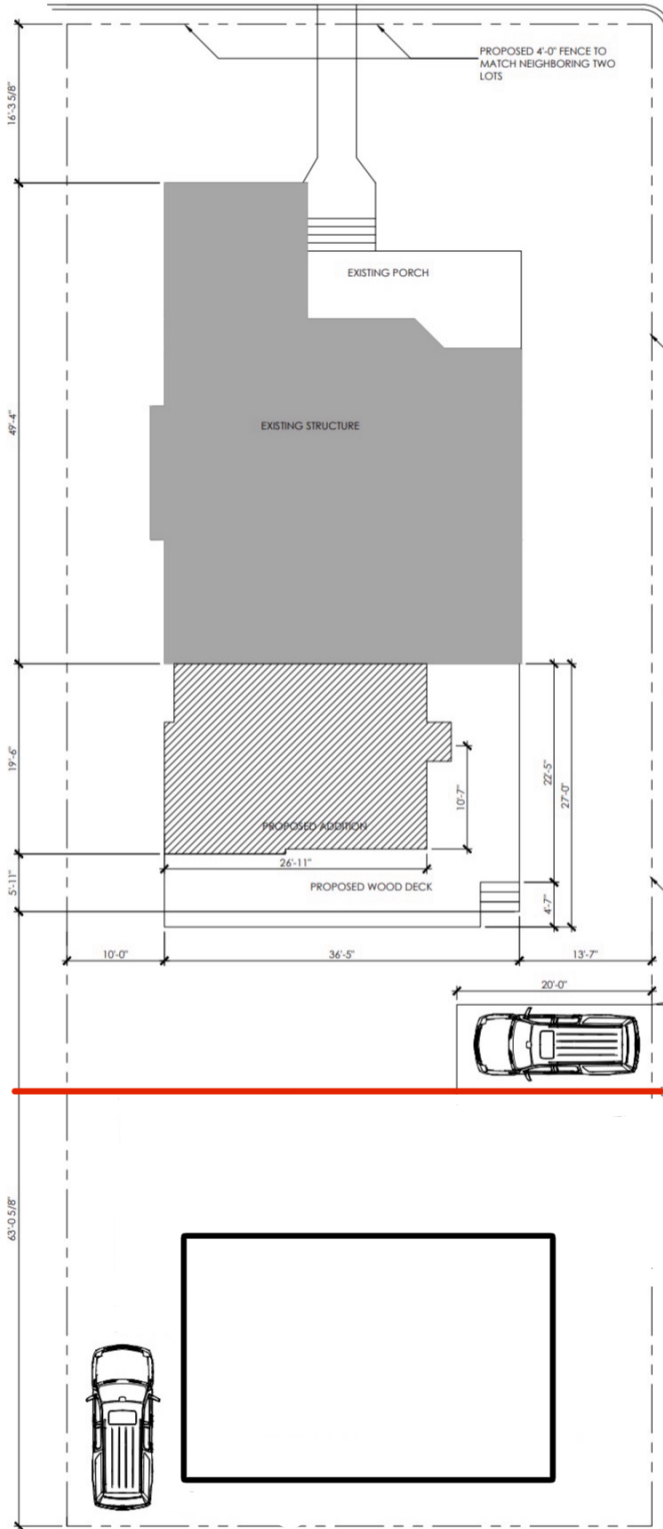
OPPOSITE CORNER TO CORRELATE

ea St



232 Lavaca St

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REFUGIO STREET



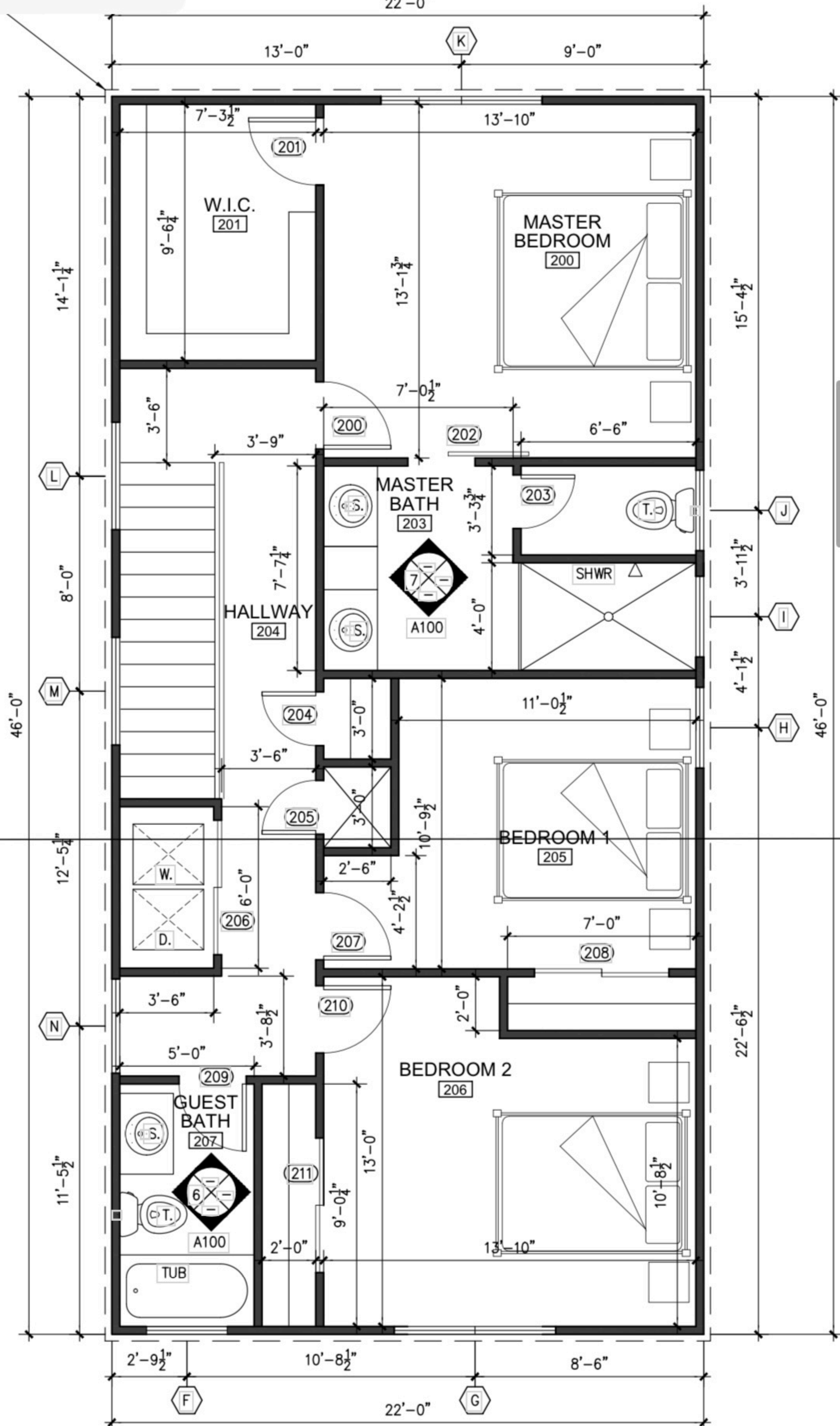


PROPOSED NEW BUILD











20'-0"

7'-1'-6 1/2"

9'-9 3/4"

8'-0 3/4"

3'-0"

3'-0"

(103)

(102)

STORAGE

(104)

5'-6 1/2"

POWDER ROOM

(102)

LIVING ROOM

(103)

14'-9 3/4"



(101)

7'-8 1/2"



OPEN RAILING,
NO WALL

5'-6"

4'-0"

4'-0"

9'-3 1/2"

8'-0"

14'-3 3/4"

3'-6 1/2"

28'-3 3/4"

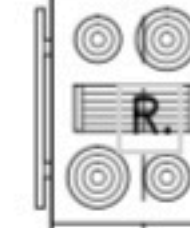
40'-0"



A100

KITCHEN

(101)



DW

REF.

16'-6 3/4"

DINING ROOM

(100)

13'-5"

4'-0"

6'-0"

6'-0"

(100)

4'-0"

1'-9 1/2" 2'-2 1/2"

7'-1 1/4"

3'-0"

3'-0"

9'-1 1/2"

4'-3 1/2"

3'-2 1/2"

2'-9 1/2"

A

20'-0"

B

C

D

E

46'-0"

40'-0"

22'-11"













Done

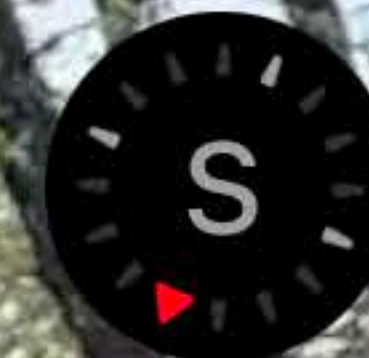


Indianola St & Refugio St

Lavaca, San Antonio



Done



Indianola St & Refugio St

Lavaca, San Antonio

PROPOSED NEW BUILD



614 Indianola St

7 months ago · [See more dates](#) >

1 CROSS STREET OVER



235 Barrera St

2 NEW BUILDS 1 CORNER SOUTH



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

Historic and Design Review Commission
Design Review Committee Report

DATE: 01/28/2025

HDRC Case #:

Address: 232 Lavaca

Meeting Location: WebEx

APPLICANT: Clint Belew

DRC Members present: Jeffrey Fetzner, Monica Savino, Jason Vasquez

Staff Present: Rachel Rettaliata

Others present:

REQUEST: New construction of a 2-story rear accessory structure.

COMMENTS/CONCERNS:

CB: The primary structure is approximately 3,200 square feet. The proposed accessory structure is 1,600 square feet.

JF: Is the rendering what you are proposing or another build that you have?

CB: It is another build, we don't have the plans back yet for what we would like to install on site. Something in the 40x20 range.

MS: Is this on the same lot or will this be replatted?

CB: It won't be replatted, it doesn't need to be since it is an RM-4.

MS: Is this an ADU to the main house?

CB: Yes, an ADU. Based on a legal description it would be its own structure. I live in the front primary structure.

MS: Are you addressing this to Indianola? How does the footprint relate ratio-wise to the footprint to the original house?

CB: We are at 20% less from the one directly in front of me. Some of the structures on Refugio, they face Indianola. The house should look frontal to Indianola and to Refugio.

JF: In terms of scale, what is the relative height of this accessory to the historic structure?

CB: The rear addition is larger, the accessory would be no more than 25 feet in height total. The historic house and the addition are very close to that, the historic house height is 30 feet.

JF: I think an argument can be made for the accessory unit to face Indianola since there are adjacent properties with Indianola addresses.

JF: Whenever you have a dwelling on the corner, the houses tend to address both streets, such as wrap around porches, windows, that kind of thing. Look at houses immediately around you and see how these corner lots address both streets.

JF: 802 Indianola has somewhat of a wraparound porch at the corner.

JV: What you are showing is a photoshop?

CB: Yes, this was built on Elena Street. We are looking for direction.

OVERALL COMMENTS: