

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2023

HDRC CASE NO: 2023-434
ADDRESS: 801 LABOR ST
LEGAL DESCRIPTION: NCB 733 BLK 5 LOT 8 & N 50 FT OF 7 ARB A8
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Michelle Hipps-Cruz/LIMINAL Design Studio
OWNER: LOCKE-MACIAS CHRISTINA ANN & RODOLFO MACIAS
TYPE OF WORK: Construction of a 2-story rear accessory structure
APPLICATION RECEIVED: December 01, 2023
60-DAY REVIEW: January 30, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-

- clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
 - SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
 - DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
 - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
 - TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
 - COLOR: Wood windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
 - INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
 - FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 801 Labor is a 1-story, single-family structure constructed in approximately 1915 with Craftsman and Neoclassical influences. The home features a standing seam metal hip roof with four dormers, a full-width front porch with square columns, a symmetrical façade, wood cladding, and one-over-one wood windows. The property is contributing to the Lavaca Historic District.
- b. CASE HISTORY – The proposal was previously reviewed by the HDRC at the November 15th HDRC hearing. The HDRC conceptually approved the request with the following stipulations:
 - i. That the applicant submits updated drawings that include the neighboring property for context to staff for review prior to returning to the HDRC based on finding c. ***This stipulation has been met.***
 - ii. That the applicant submits the proposed percentage of lot coverage to staff for review prior to returning to the HDRC based on finding d. ***This stipulation has been met.***
 - iii. That the applicant installs a standing seam metal roof that features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish based on finding f. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. ***The applicant has submitted material specifications for the standing seam metal roofing material. This stipulation will remain through to the final review.***
 - iv. That the applicant proposes window sizes, patterns, proportions, operations and trim and sill detailing on the west elevation that are consistent with the Guidelines and historic precedents in the district as noted in finding g and submits updated elevation drawings to staff for review and approval prior to returning to the HDRC based on finding g. ***This stipulation has NOT been met on the west elevation.***
 - v. That the applicant installs wood or aluminum-clad wood windows based on finding i. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of

additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted. ***The applicant has submitted window specifications for a product that meets the stipulation. This stipulation will remain through to the final review.***

vi. That the Hardie siding features a reveal no more than 6 inches and a smooth texture based on finding i. A faux wood grain finish is not permitted. ***This stipulation will remain through to the final review.***

vii. That the applicant submits final material specifications for fully wood or aluminum-clad wood doors based on finding i to staff for review and approval prior to returning to the HDRC. ***The applicant has submitted material specifications for a fiberglass door.***

viii. That the applicant submits column details based on finding i showing that the proposed porch and carport columns will be fully wood to staff for review prior to returning to the HDRC. The porch columns should feature a maximum of 6x6” in width and feature a traditional cap and base and chamfered corners. ***This stipulation has been met and will remain through to final review.***

x. That the applicant updates the driveway and driveway apron modifications to feature an apron that is recentered on the proposed new driveway. ***This stipulation has been met.***

- c. NEW CONSTRUCTION: SETBACKS & ORIENTATION – The applicant has proposed to construct a 2-story, 800-square-foot rear accessory structure at the rear of the property. The front of the structure will be oriented east toward the rear of the primary structure and the façade facing Sadie Street will feature a carport for parking, utilizing the existing curb cut and driveway apron. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the rear accessory structure on the lot to generally reflect that of the accessory structures of adjacent corner lots. Staff finds the proposal generally appropriate.
- d. NEW CONSTRUCTION: SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a 2-story rear accessory structure. Adjacent properties predominately feature 1-story rear accessory structures. The applicant has proposed a structure that will total 24 feet in height. The primary structure is 25 feet in height. The applicant has provided a line-of-sight diagram showing that the structure will not exceed the height of the primary structure. Staff finds that the height of the rear accessory structure should be further reduced to comply with the Guidelines and to be subordinate to the neighboring primary structure and the block face.
- e. NEW CONSTRUCTION: FOOTPRINT – The applicant has proposed a footprint of approximately 800 square feet. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The proposed total lot coverage is 43 percent. Staff finds the proposed lot coverage consistent with the Guidelines.
- f. NEW CONSTRUCTION: ROOF FORM – The applicant has proposed a front gable roof form with a projecting side gable roof to cover the exterior staircase. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The roof form on the primary structure is a hip roof configuration. Staff finds the form consistent with the Guidelines.
- g. NEW CONSTRUCTION: ROOF MATERIAL – The applicant has proposed to install a standing seam metal roof to match the existing roof on the primary structure. The existing metal roof on the primary structure does not meet OHP’s standard specifications for standing seam metal roofs. Staff finds that the applicant should install a standing seam metal roof that features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- h. NEW CONSTRUCTION: WINDOW OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed to install one-over-one windows of traditional proportions, fixed transom windows on the west elevation, and a telescoping glass window on the first floor of the south and east elevations, and a row of transom windows above the east elevation. Staff finds

that the applicant should propose a fenestration pattern on the west elevation that features traditional window proportions that are more in keeping with the Guidelines.

- i. NEW CONSTRUCTION: DOOR OPENINGS – Guideline 5.A.v for New Construction states that applicants should incorporate doors with similar proportions and materials as those traditionally found in the district. The applicant has proposed to install a telescoping glass door on the east elevation, full-lite French doors on the second story of the east elevation, double doors on the first floor of the west elevation, and a single door on the south elevation with a transom window. Staff finds that the proposed door openings are generally appropriate.
- j. NEW CONSTRUCTION: MATERIALS – The applicant has noted the use of standing seam metal roofing material, Hardie board siding, wood columns, metal awnings, metal pipe railing at the stairs, and wood stairs on the rear accessory structure. Guideline 5.A.iii for New Construction states that new outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed to install Jeld-Wen 2500 fully wood windows and a fiberglass door product featuring a faux wood grain. Staff finds that fully wood or aluminum clad wood windows would be most appropriate. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Staff finds that the wood columns should not exceed 6 square inches and should feature chamfered corners, that all columns, and that the Hardie siding features a reveal of no more than 6 inches and a smooth finish. The HDRC conceptually approved the installation of metal pipe handrailing. A fully wood door or an aluminum-clad wood door product would be most appropriate.
- k. NEW CONSTRUCTION: ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds that the applicant should incorporate columns and handrailings that are in keeping with the historic district.
- l. DRIVEWAY MODIFICATIONS – The applicant has proposed to modify the existing driveway apron, which appears to measure 12 feet in width, to 20 feet in width and to install 5 feet of a 22-foot-wide driveway from the modified driveway apron to a new 581-square-foot concrete pad and a 518-square-foot carport. According to Guideline 5.B.i for Site Elements, historic driveway configurations should be retained and repaired in place. Applicants should incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. The HDRC conceptually approved the previously requested driveway with the stipulation that the driveway apron is recentered on the proposed new driveway. Staff finds that the applicant has met the HDRC stipulation from the conceptual review.

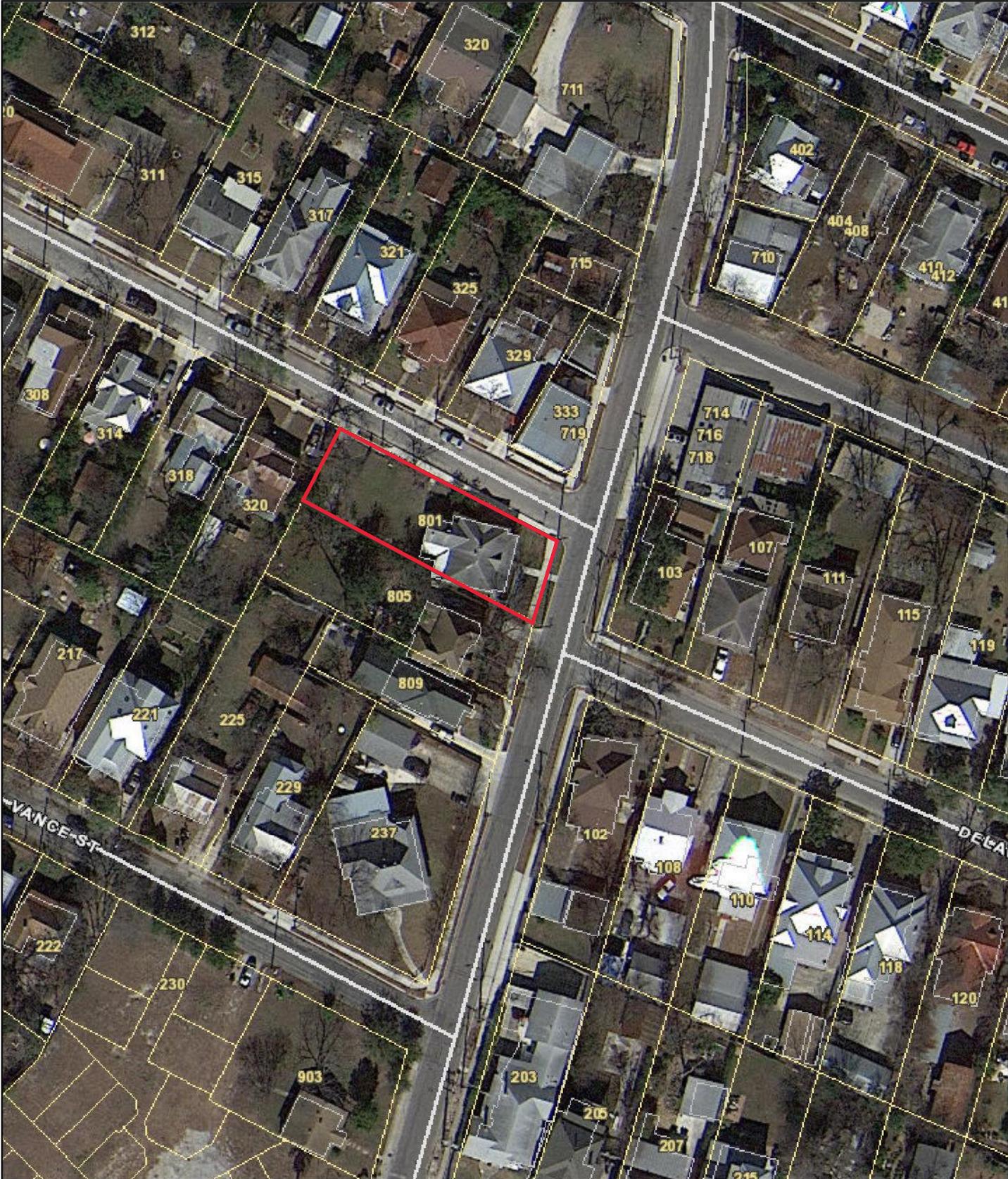
RECOMMENDATION:

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

- i. That the applicant further reduces the height of the rear accessory structure based on finding d and submits updated drawings that include the neighboring property for context to staff for review prior to returning to the HDRC.
- ii. That the applicant installs a standing seam metal roof that features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish based on finding f. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

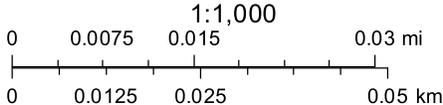
- iii. That the applicant proposes window sizes, patterns, proportions, operations and trim and sill detailing on the west elevation that are consistent with the Guidelines and historic precedents in the district as noted in finding g and submits updated elevation drawings to staff for review and approval prior to returning to the HDRC based on finding h.
- iv. That the applicant installs wood or aluminum-clad wood windows based on finding j. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted.
- v. That the Hardie siding features a reveal no more than 6 inches and a smooth texture based on finding j. A faux wood grain finish is not permitted.
- vi. That the applicant submits final material specifications for fully wood or aluminum-clad wood doors to staff for review and approval prior to returning to the HDRC based on finding j.
- vii. That the proposed columns are fully wood and feature a maximum of 6x6” in width and a traditional cap and base and chamfered corners based on finding j.

City of San Antonio One Stop



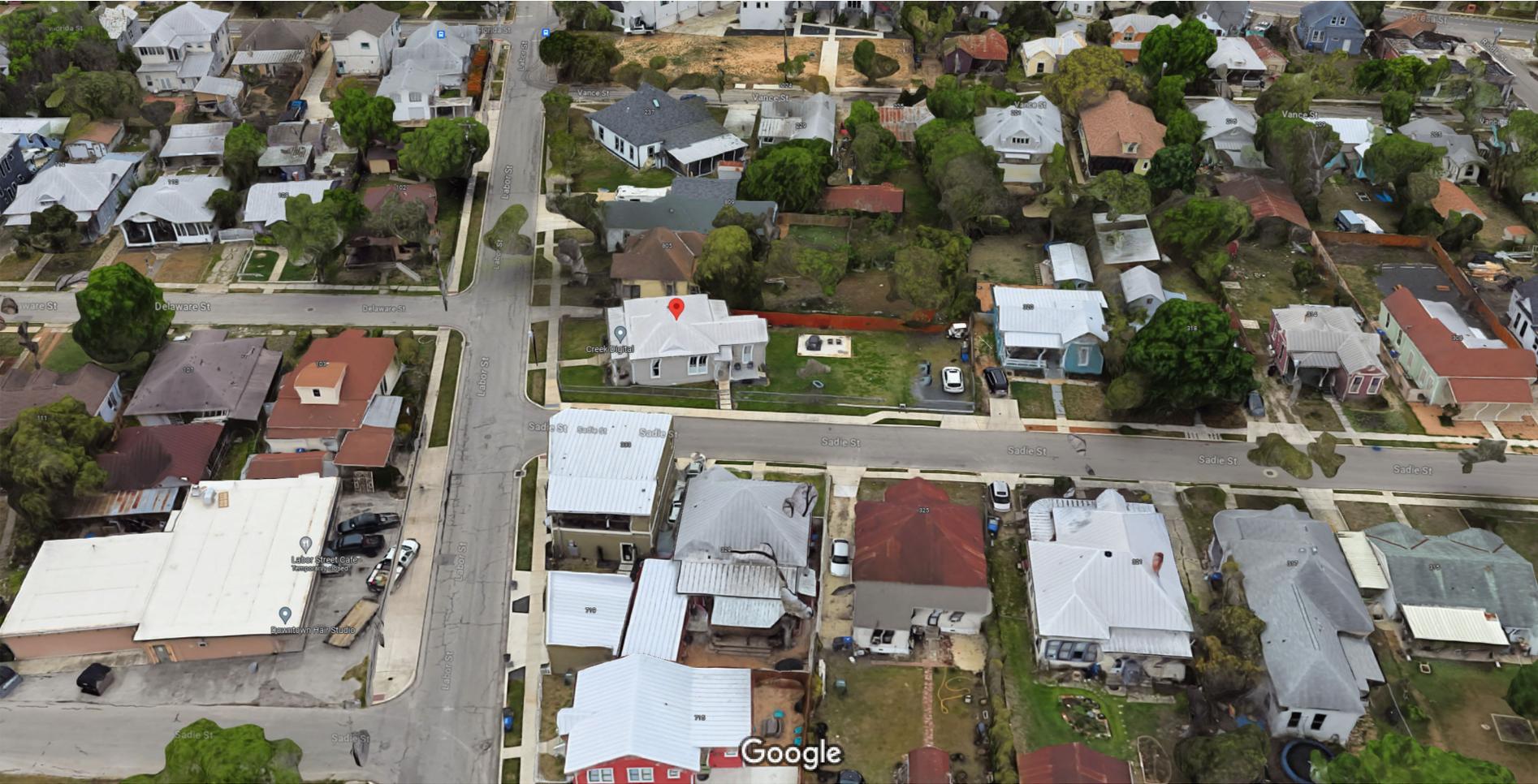
November 9, 2023

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A 00 TITLE SHEET
A 001 SOUTH EAST VIEW
A 002 NORTH EAST VIEW
A 003 STREET VIEW STUDIES
A 100 SITE LAN
A 101 FIRST FLOOR
A 102 SECOND FLOOR
A 201 SECTION
A 202 SECTION
A 301 NORTH ELEVATION
A 302 SOUTH ELEVATION
A 303 EAST ELEVATION
A 304 WEST ELEVATION
A 501 DETAILS

SITE
801 LABOR STREET
ZONING: RM-4
HISTORIC LAVACA DISTRICT

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

CONCRETE: 1392SF

ACCESSORY DETACHED DWELLING UNIT (ADDU)

ONE ADDU UNIT IS ALLOWED

800SF MAX ALLOWABLE

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

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

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

PERCENTAGE OF IMPERVIOUS COVER: 43%
CONCRETE 1184SF
EXISTING HOME 1700SF
NEW ADDU 400SF
TOTAL COVERAGE: 3284SF
TOTAL LOT: 7640SF

NOT FOR
CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

No.	Description	Date

TITLE SHEET

Project number	23-02	A 000
Date	8.21.23	
Drawn by	Author	
Checked by	Checker	

Scale



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NOT FOR
CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

No.	Description	Date

SOUTH EAST VIEW

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

A 001

Scale



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NOT FOR
CONSTRUCTION

LIMINAL

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

No.	Description	Date

NORTH EAST VIEW

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

A 002

Scale



NEW ADDU BEHIND EXSISTING HOME

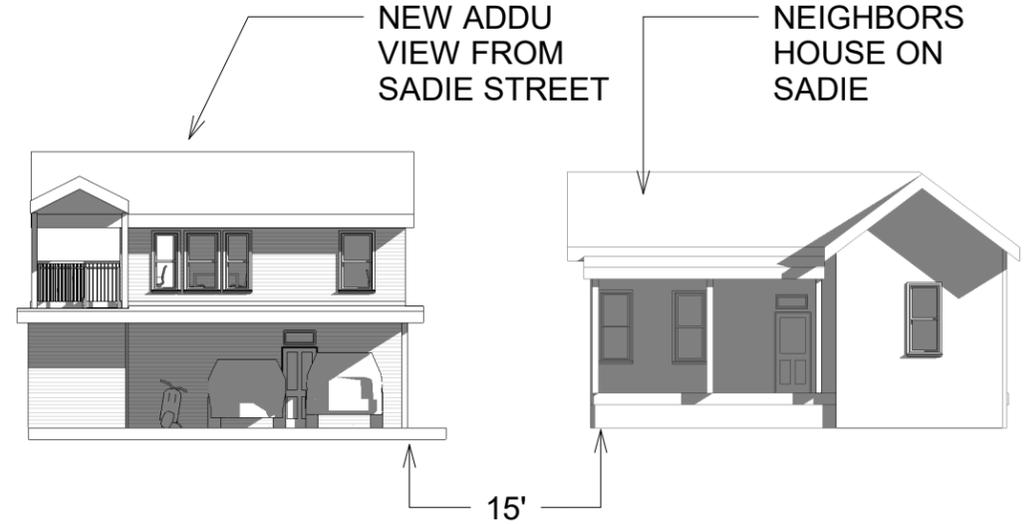
FRONT PORCH OF EXISTING HOME FROM LABOR STREET

1 VIEW FROM LABOR STREET - FRONT OF EXISTING HOME



EXISTING HOME VIEW FROM SADIE STREET

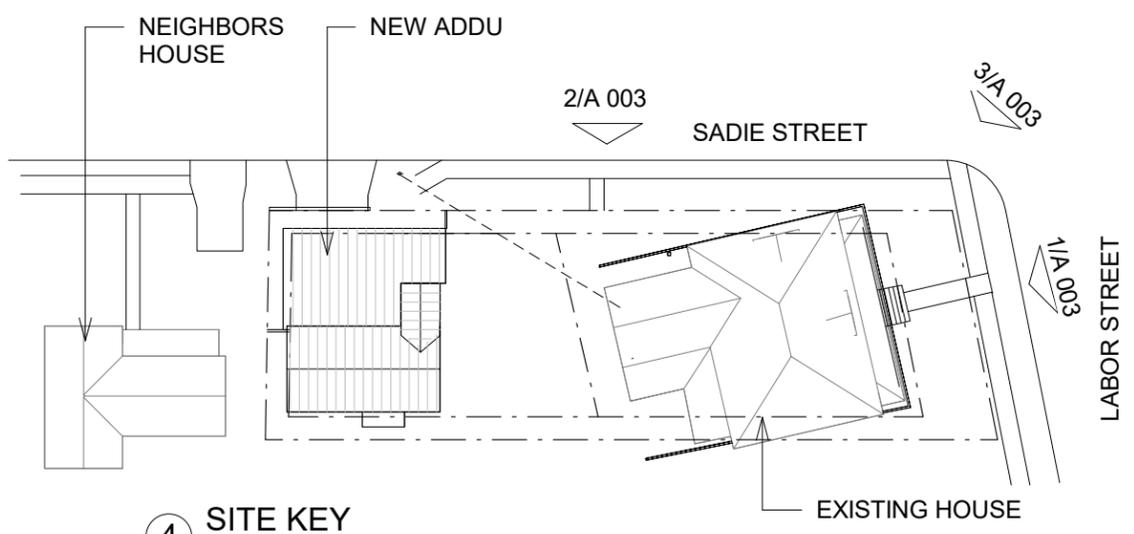
2 VIEW FROM SADIE STREET- SIDE OF EXISTING HOME



NEW ADDU VIEW FROM SADIE STREET

NEIGHBORS HOUSE ON SADIE

15'

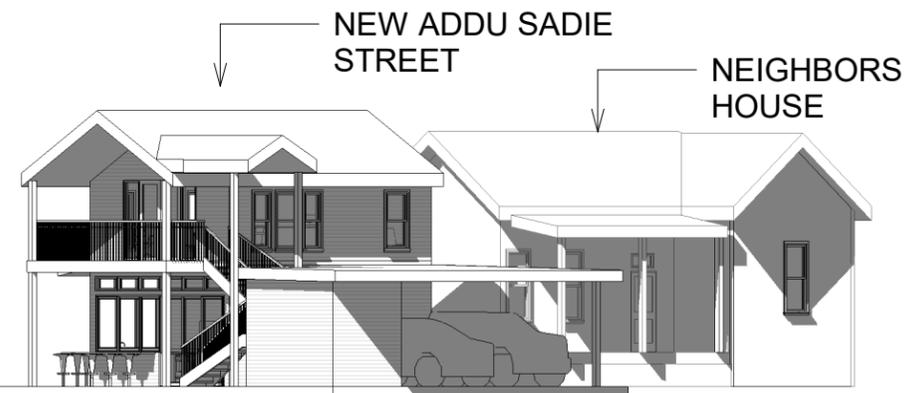


4 SITE KEY
1" = 40'-0"



EXISTING HOME LABORSTREET

3 VIEW FROM CORNER OF LABOR AND SADIE



NEW ADDU SADIE STREET

NEIGHBORS HOUSE

NOT FOR CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED DWELLING UNIT

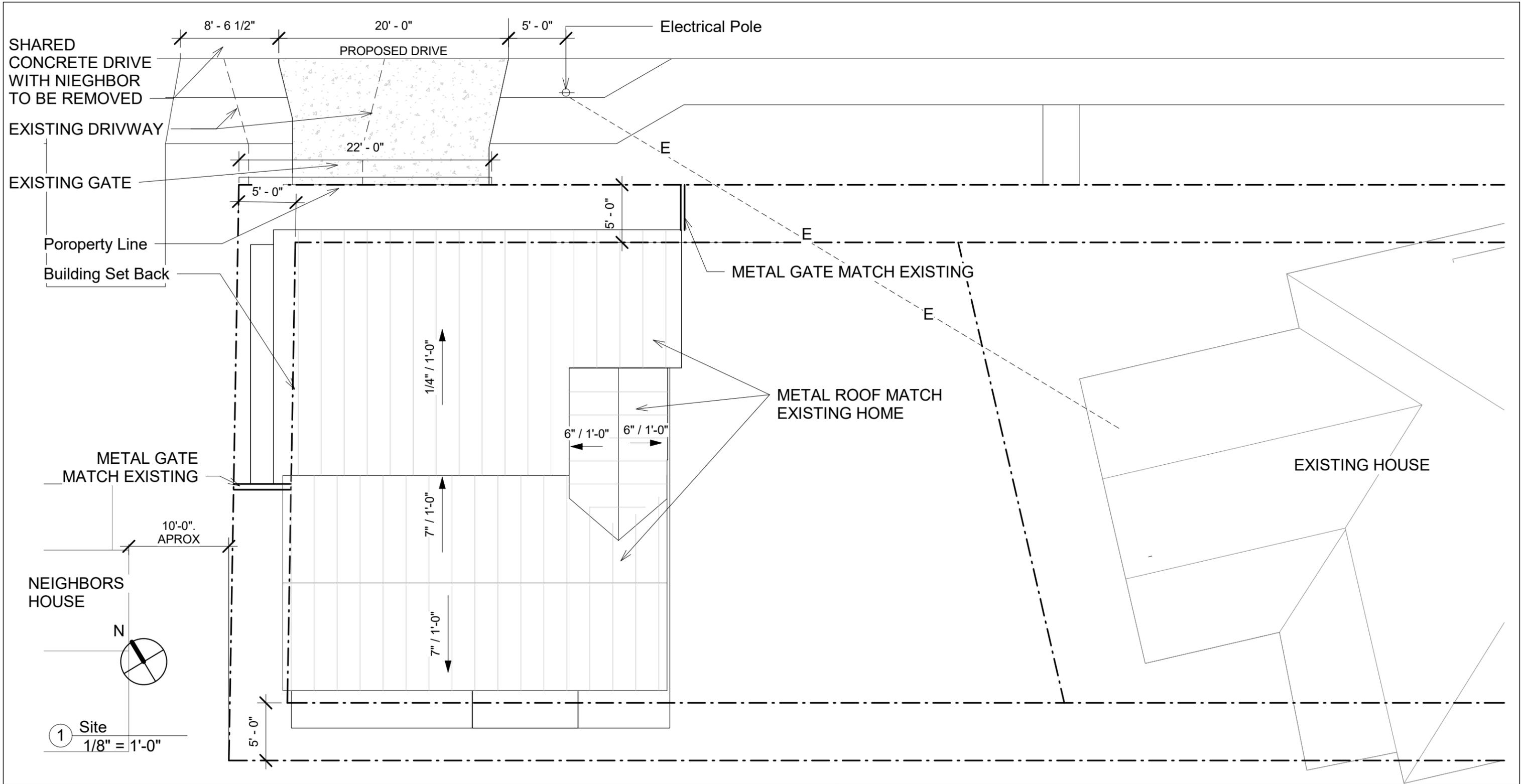
Revisions		
No.	Description	Date

STREET VIEW STUDIES

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

A 003

Scale 1" = 40'-0"



NOT FOR CONSTRUCTION

LIMINAL

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED DWELLING UNIT

Revisions

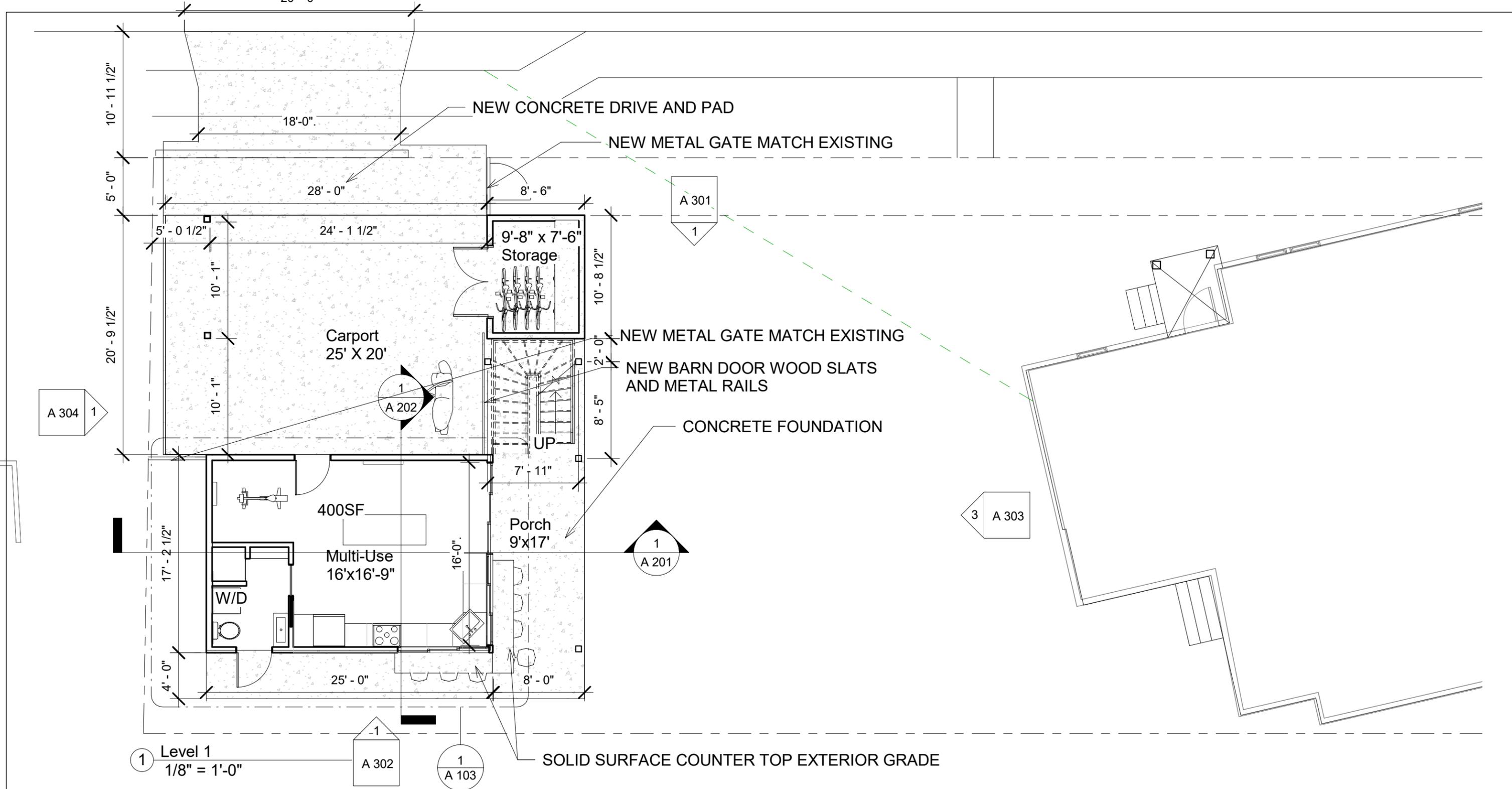
No.	Description	Date

SITE PLAN

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

A 100

Scale 1/8" = 1'-0"



NOT FOR
CONSTRUCTION

LIMINAL

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

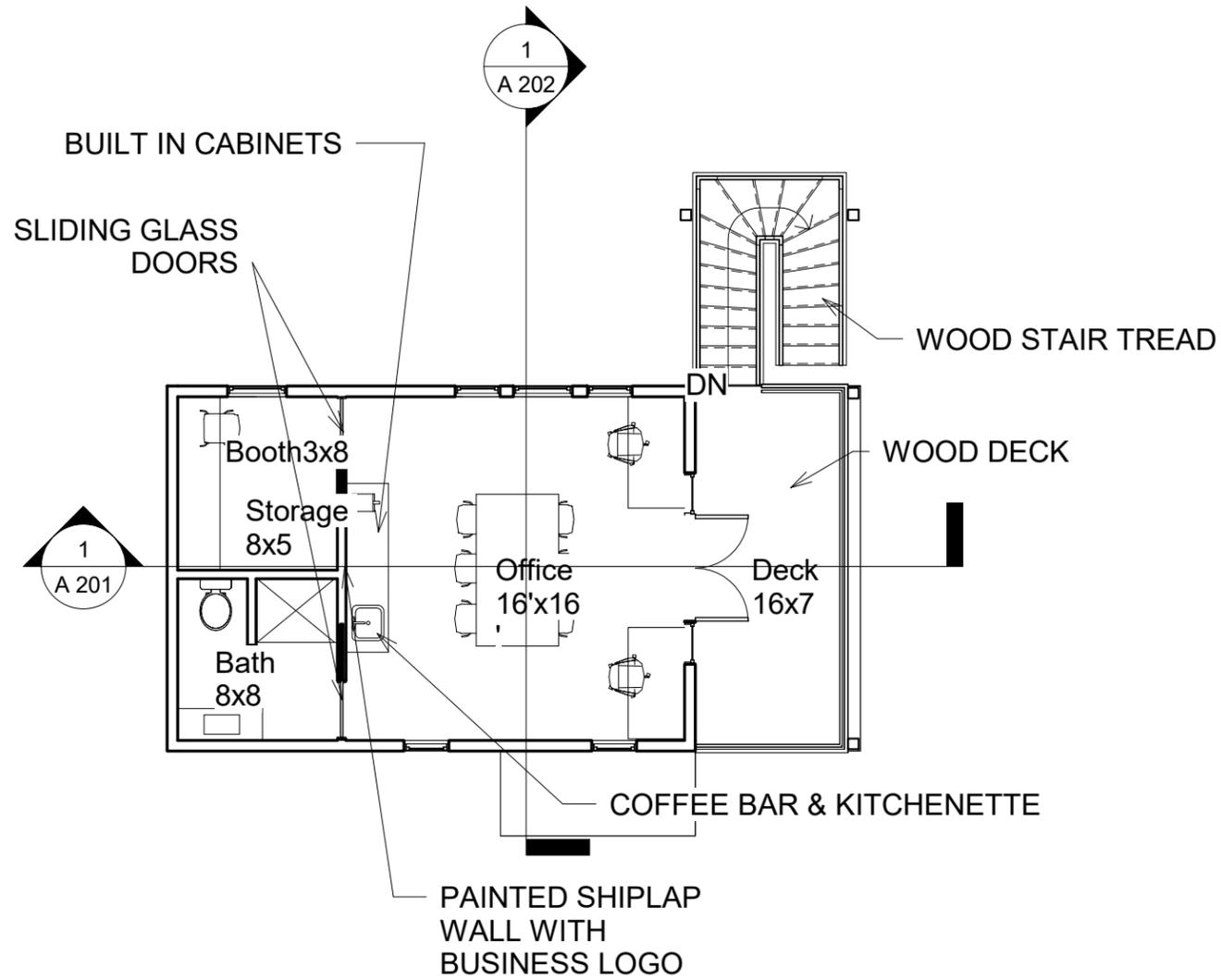
No.	Description	Date

FIRST FLOOR

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

A 101

Scale 1/8" = 1'-0"



① Level 2
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

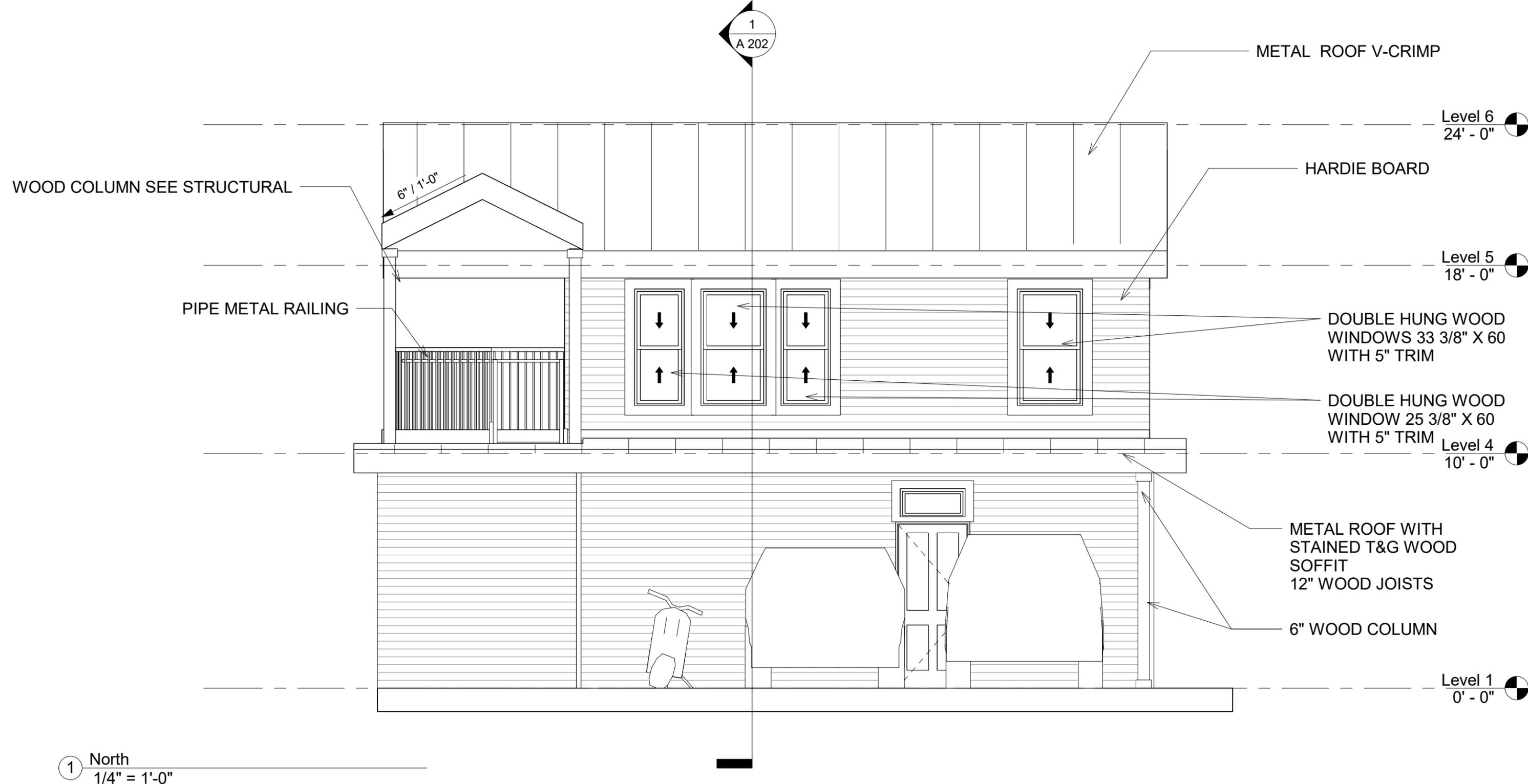
No.	Description	Date

SECOND FLOOR

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

A 102

Scale 1/8" = 1'-0"



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

LIMINAL

NOT FOR
CONSTRUCTION

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

No.	Description	Date

NORTH ELEVATION

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

A 301

Scale 1/4" = 1'-0"

1
A 202



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

NOT FOR
CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

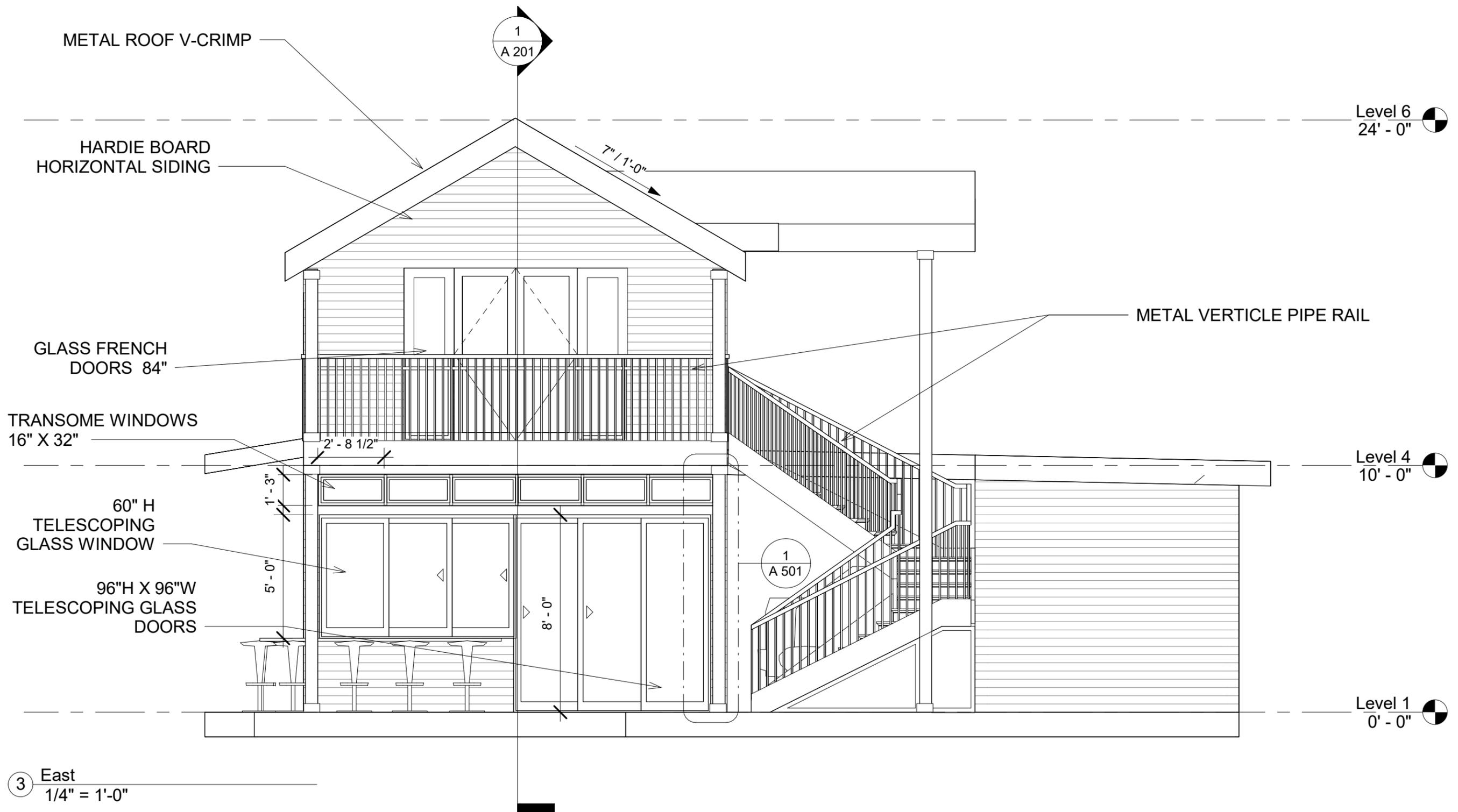
No.	Description	Date

SOUTH ELEVATION

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

A 302

Scale 1/4" = 1'-0"



③ East
1/4" = 1'-0"

LIMINAL

NOT FOR
CONSTRUCTION

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

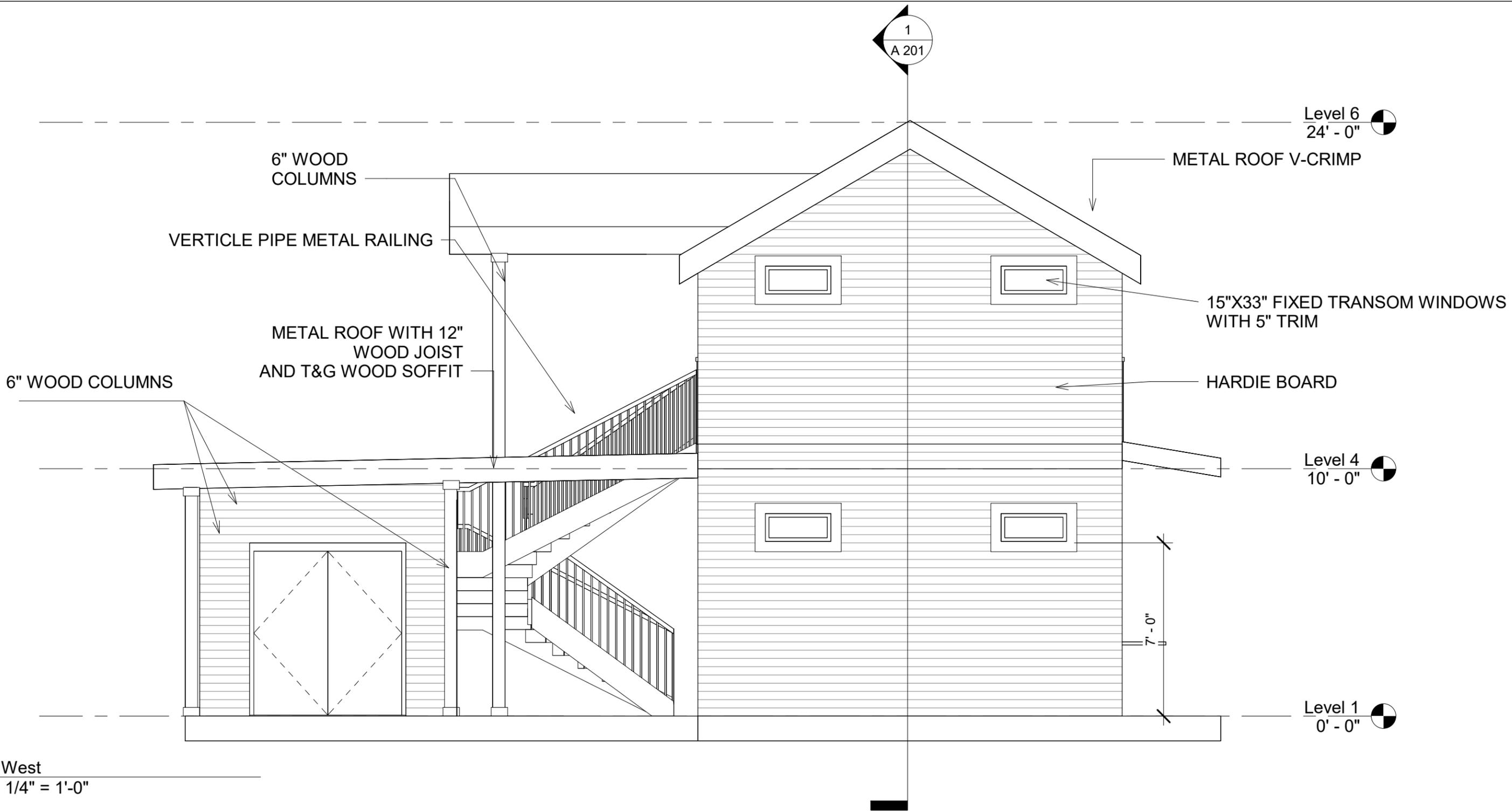
No.	Description	Date

EAST ELEVATION

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

A 303

Scale 1/4" = 1'-0"



① West
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

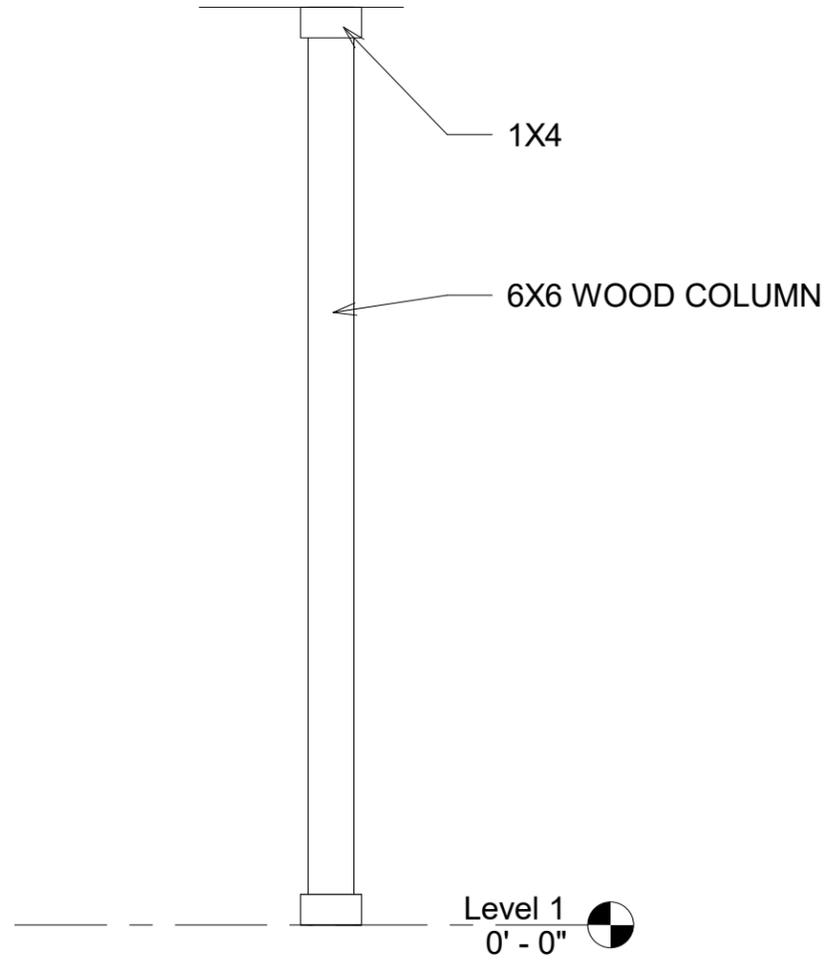
No.	Description	Date

WEST ELEVATION

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

A 304

Scale 1/4" = 1'-0"



① COLUMN DETAIL
1/2" = 1'-0"

NOT FOR
CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

No.	Description	Date

DETAILS

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

A 501

Scale 1/2" = 1'-0"



W-2500™ | DOUBLE-HUNG

CLAD-WOOD WINDOWS

ARCHITECTURAL DESIGN MANUAL | December 2022

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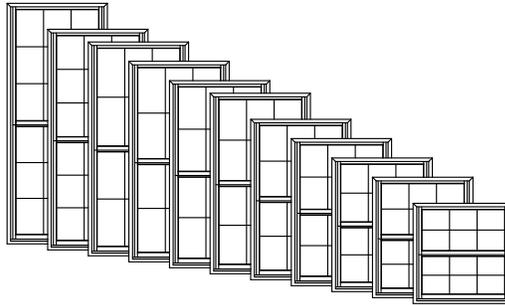
SECTION DETAILS

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SIZING DETAILS

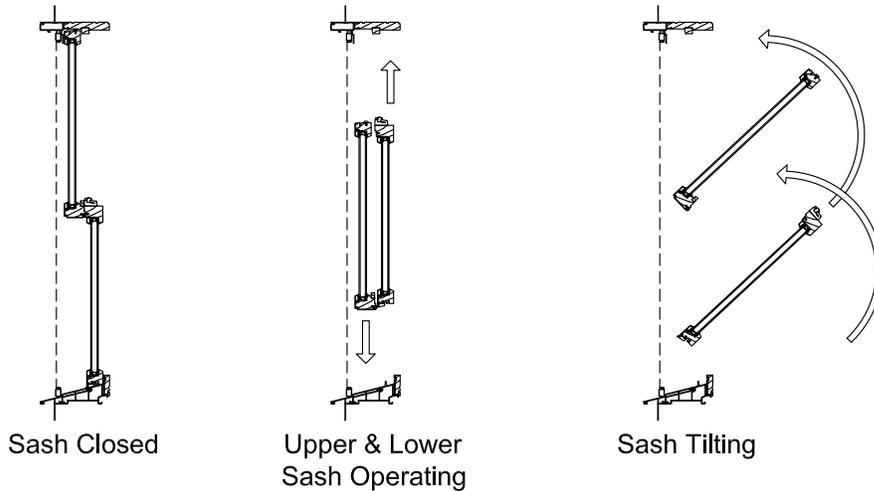
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GENERAL INFORMATION



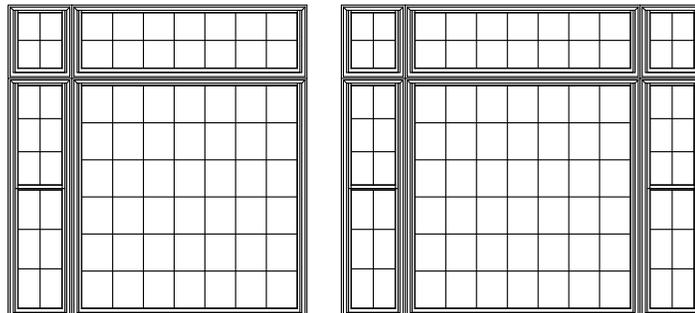
Dimensional Windows

W-2500™ Clad-Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height. W-2500™ Clad-Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



Multiple Assemblies

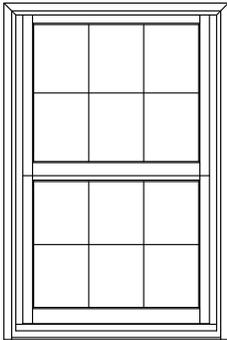
W-2500™ Clad-Wood Double-Hung windows may be mulled beside other clad-wood double-hung or clad-wood picture windows, or below clad transom windows, to fulfill a wide variety of needs.



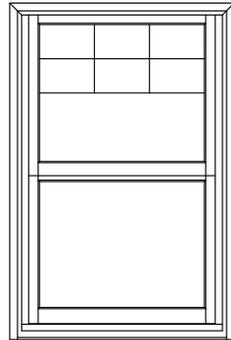
GRID PATTERNS

W-2500™ Clad-Wood Double-Hung windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

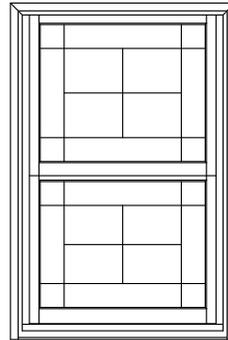
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



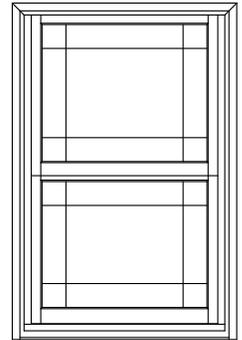
Colonial



Colonial From
Top Down



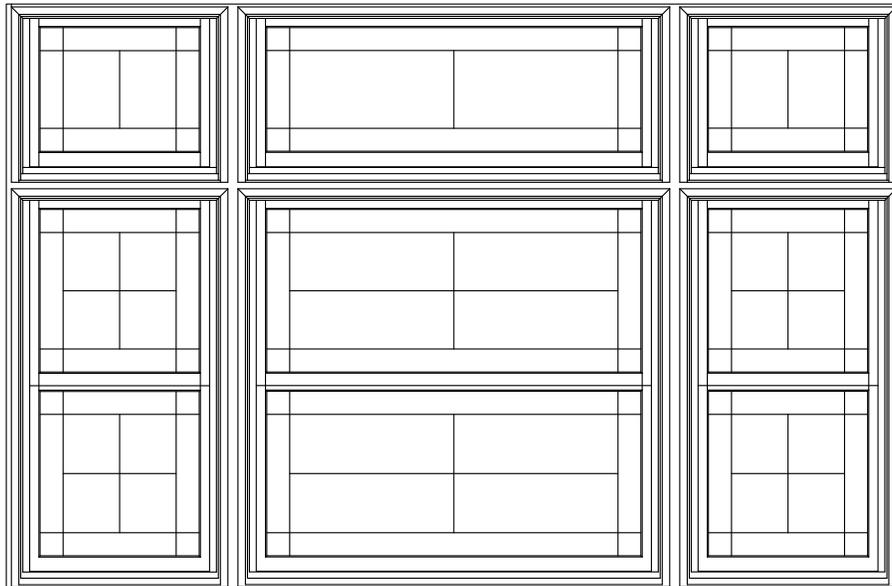
Uneven



Prairie

Bar Alignment

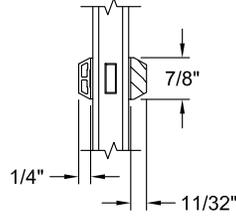
Alignment of bars from product to product is often required. SDL, GBG, and wood grilles may be specified with bars aligned.



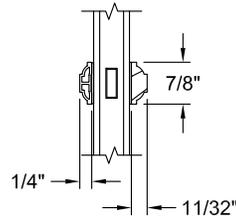
GRID OPTIONS

Exterior ← → Interior

SDL Options

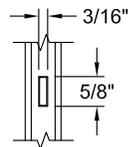


7/8" Putty

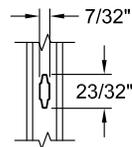


7/8" Bead

GBG Options



5/8" Flat



23/32" Contoured

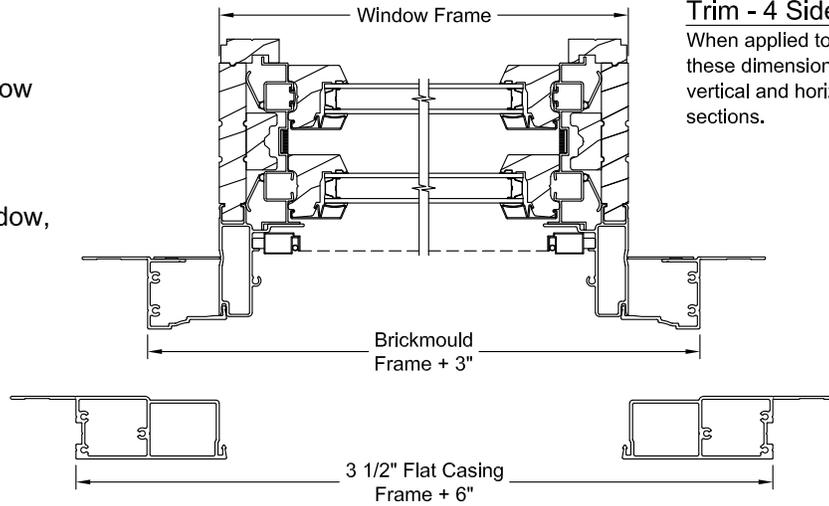
UNIT SIZING

Rough Opening

The frame size of the window plus 3/4"

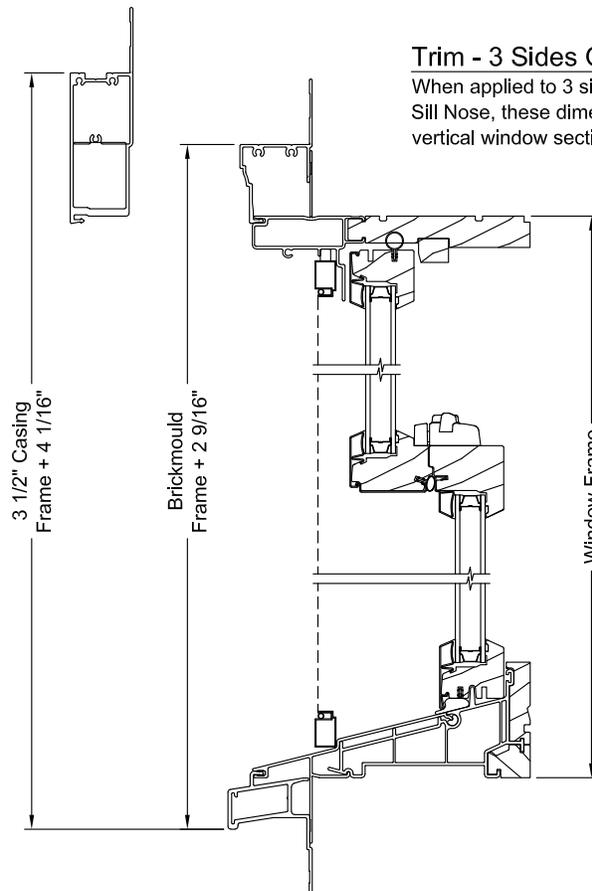
Masonry Opening

The overall size of the window, including trim, plus 1/2"



Trim - 4 Sides Of Unit

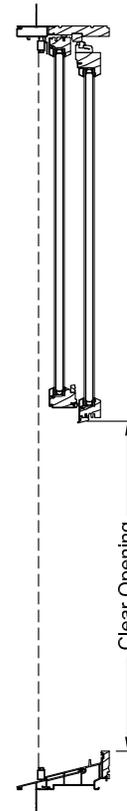
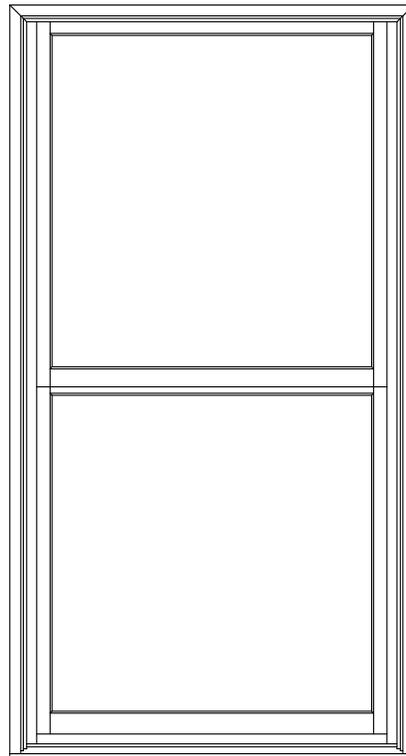
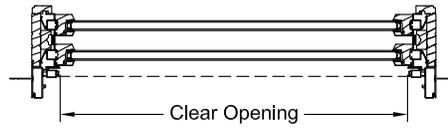
When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.



Trim - 3 Sides Of Unit

When applied to 3 sides of unit, with a 1" Sill Nose, these dimensions apply to vertical window sections only.

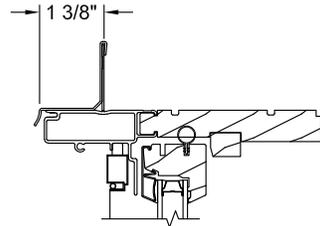
VENT PROJECTIONS



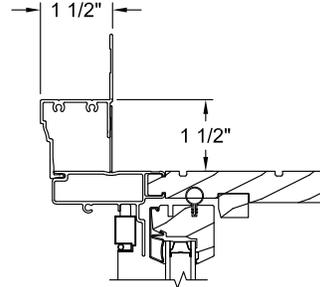
Double-Hung (Even Divide)
Vertical = (Frame Height / 2) - 3 5/8"
Horizontal = Frame Width - 3 9/16"

TRIM & SILL NOSE OPTIONS

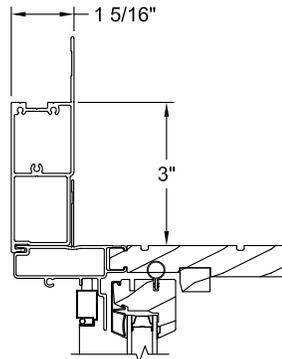
Trim Options



Standard Nail Fin
w/ Drip Cap

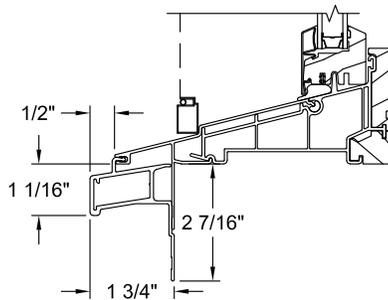


Brickmould

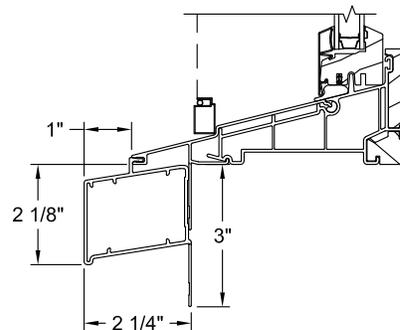


3 1/2" Flat Casing

Sill Nose Options



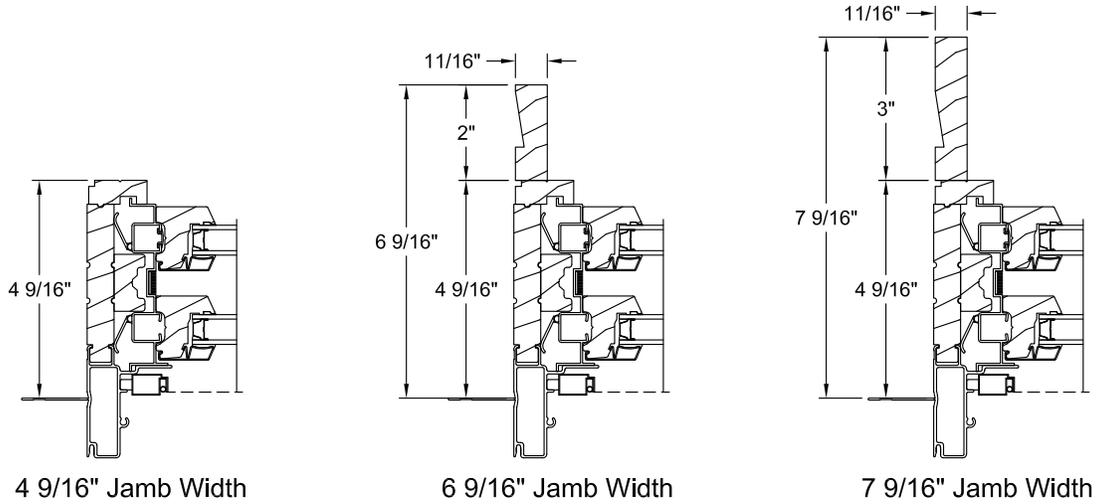
1" Sill Nose



2" Sill Nose

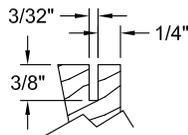
JAMB EXTENDER OPTIONS

Jamb Extenders



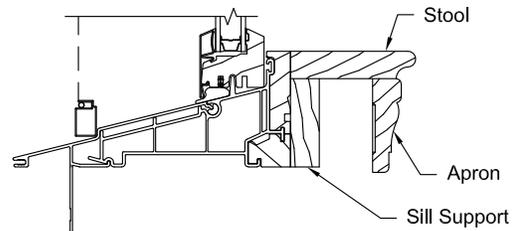
Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



4/4 Jamb Typ.

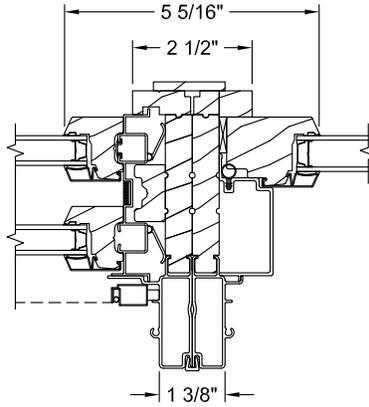
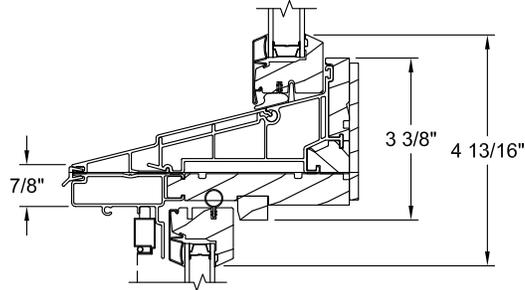
Prep for Stool



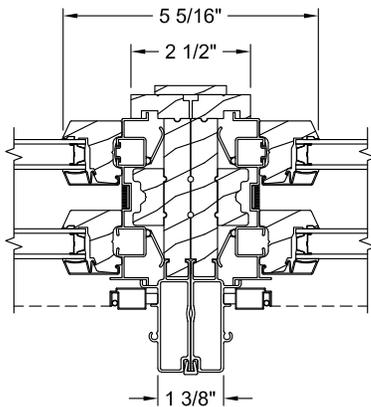
Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.

MULLION OPTIONS

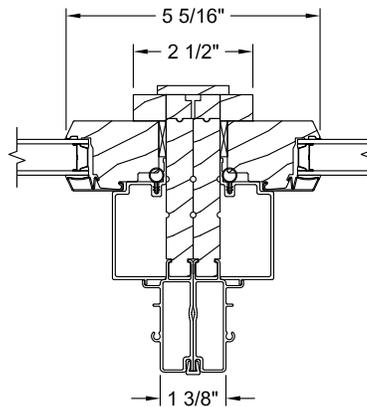
Geometric In-Sash Transom
Operator



Operator | Geometric In-Sash

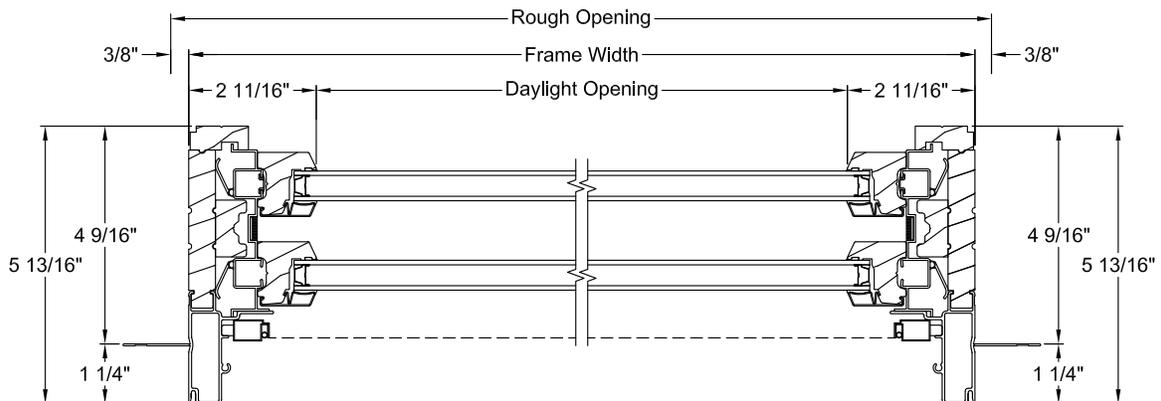
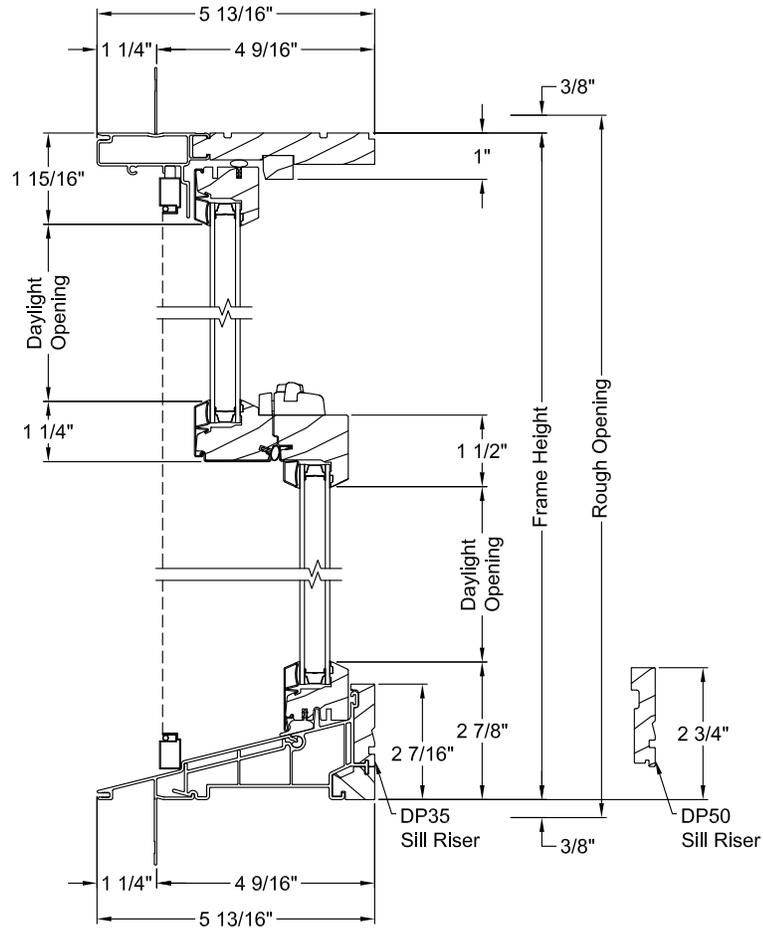
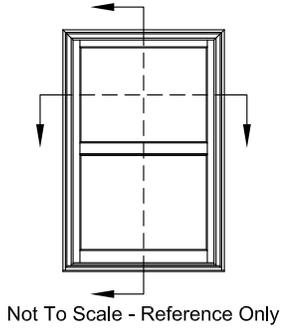


Operator | Operator

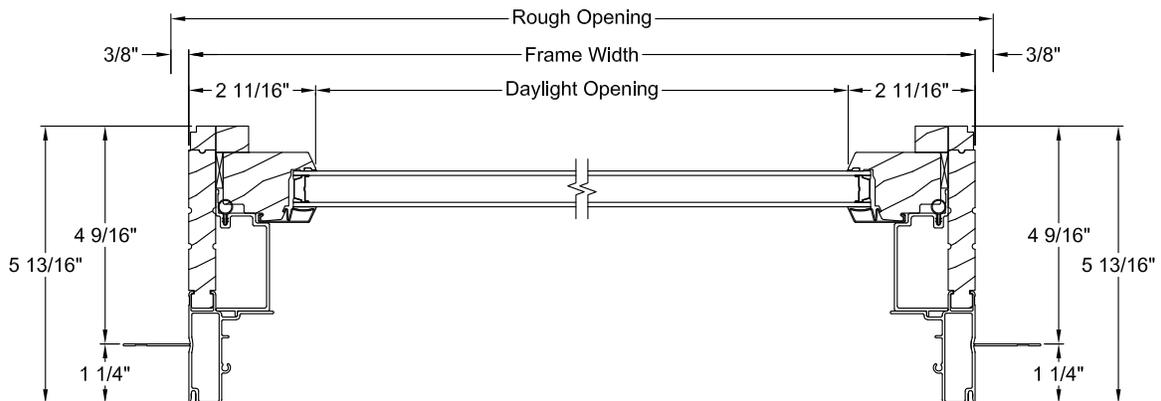
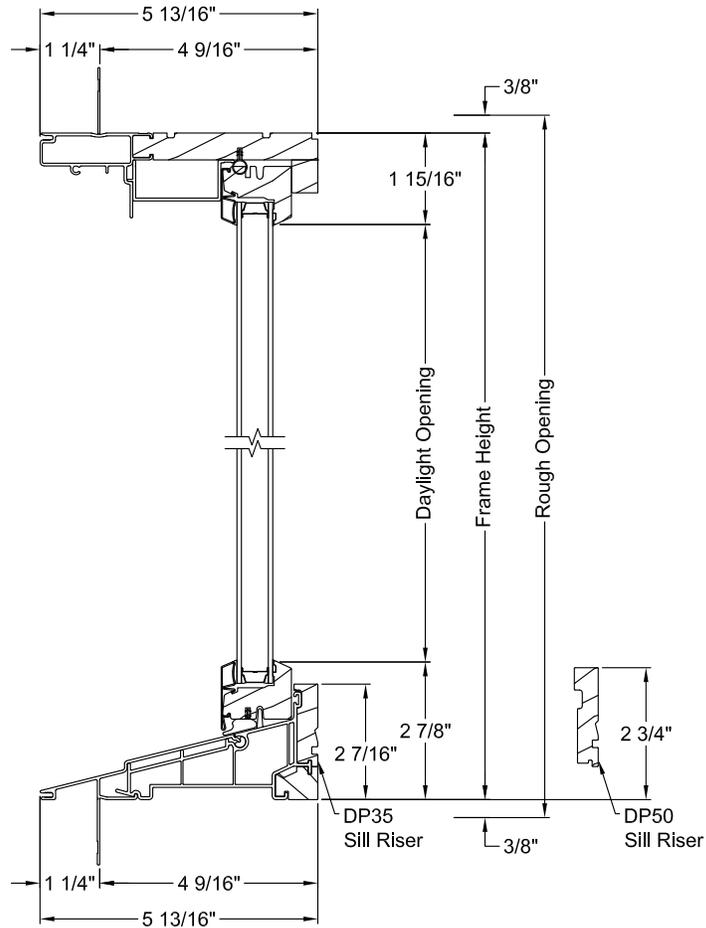
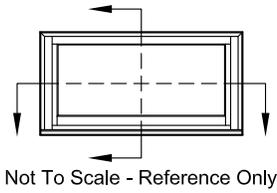


Geometric In-Sash | Geometric In-Sash

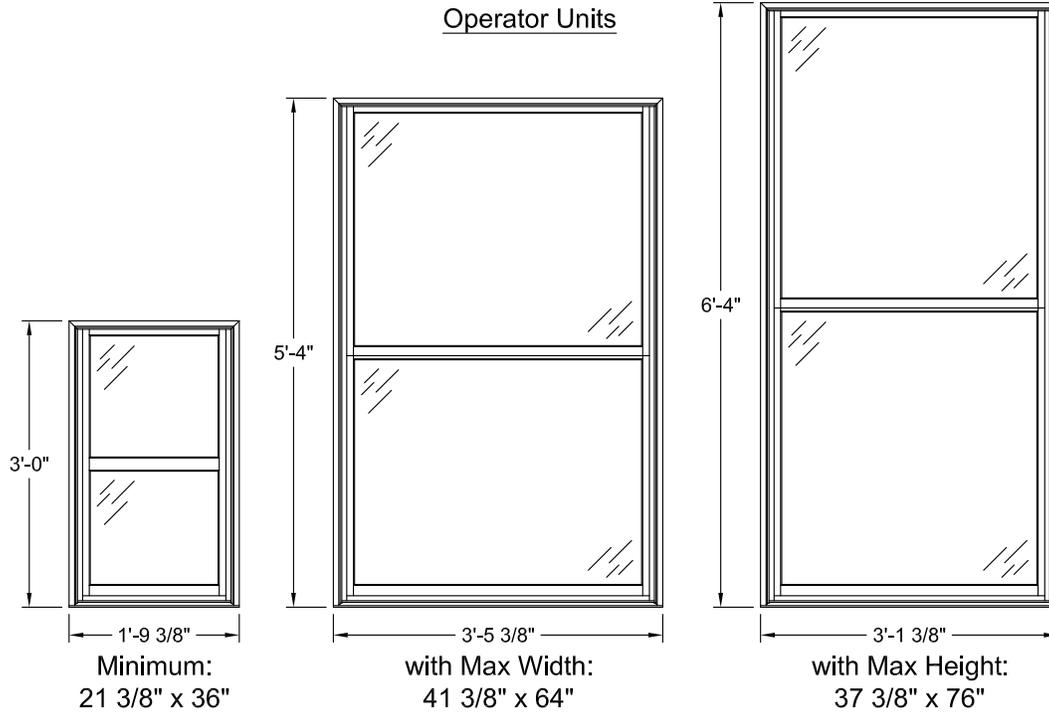
OPERATOR SECTIONS



STATIONARY SECTIONS

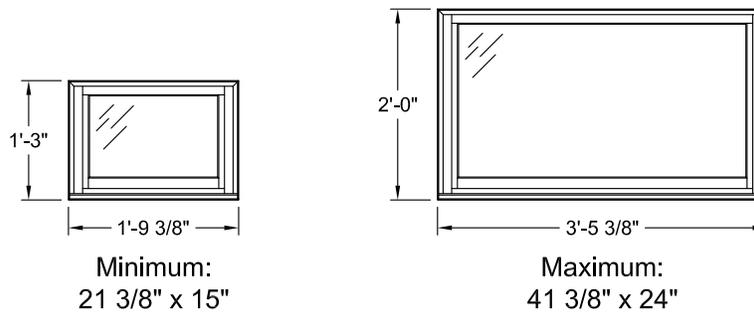


MIN-MAX STANDARD SIZING



Standard Widths							
21 3/8"	25 3/8"	29 3/8"	33 3/8"	37 3/8"	41 3/8"		
Standard Heights							
36"	40"	48"	52"	56"	60"	64"	68"
72"	76"						
Standard Widths - Nominal							
19 1/4"	23 1/4"	27 1/4"	31 1/4"	35 1/4"			
Standard Heights - Nominal							
35 1/4"	41 1/4"	47 1/4"	53 1/4"	59 1/4"	65 1/4"	71 1/4"	

Transom Units



Standard Widths					
21 3/8"	25 3/8"	29 3/8"	33 3/8"	37 3/8"	41 3/8"
Standard Heights					
15"	24"				
Standard Widths - Nominal					
19 1/4"	23 1/4"	27 1/4"	31 1/4"	35 1/4"	
Standard Heights - Nominal					
17 1/4"					

Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

FORMULAS & EGRESS CHARTS

Understanding JELD-WEN Book Codes:

W-2500™ Product	Prefix	Suffix	Width Code	Height Code
Clad-Wood Double-Hung	25CDH	-	WW	HH
Clad-Wood Double-Hung - Nominal		N		
Clad-Wood Geometric In-Sash Transom	25CDHT	-		
Clad-Wood Geometric In-Sash Transom - Nominal		N		

W-2500™ Sample Book Codes:

25CDH2964 = Clad-Wood Double-Hung, 29 3/8" x 64" Frame Size

25CDH2848N = Clad-Wood Double-Hung, 27 1/4" x 47 1/4" Frame Size

25CDHT3724 = Clad-Wood Geometric In-Sash Transom, 37 3/8" x 24" Frame Size

Formulas	
Rough Opening	(Frame Width + 3/4") x (Frame Height + 3/4")
Masonry Opening	(Overall Width + 1/2") x (Overall + 1/2")
Daylight Opening ft² per Sash	((Frame Width - 5 5/16") x (Frame Height - 3 5/16")) / 144
Clear Opening ft²	((Frame Width - 3 9/16") x (Frame Height / 2 - 3 5/8")) / 144

Note: "Overall" dimensions include frame and trim.

Single Units

		Width					
		21 3/8"	25 3/8"	29 3/8"	33 3/8"	37 3/8"	41 3/8"
Height	36"	1.77 ft²	2.17 ft²	2.57 ft²	2.97 ft²	3.37 ft²	3.77 ft²
	40"	2.02 ft²	2.48 ft²	2.93 ft²	3.38 ft²	3.84 ft²	4.29 ft²
	48"	2.52 ft²	3.08 ft²	3.65 ft²	4.21 ft²	4.78 ft²	5.34 ft²
	52"	2.76 ft²	3.39 ft²	4.01 ft²	4.63 ft²	5.25 ft²	5.87 ft²
	56"	3.01 ft²	3.69 ft²	4.36 ft²	5.04 ft²	5.72 ft²	6.39 ft²
	60"	3.26 ft²	3.99 ft²	4.72 ft²	5.46 ft²	6.19 ft²	6.92 ft²
	64"	3.51 ft²	4.29 ft²	5.08 ft²	5.87 ft²	6.66 ft²	7.44 ft²
	68"	3.75 ft²	4.60 ft²	5.44 ft²	6.28 ft²	7.13 ft²	-
	72"	4.00 ft²	4.90 ft²	5.80 ft²	6.70 ft²	7.60 ft²	-
76"	4.25 ft²	5.20 ft²	6.16 ft²	7.11 ft²	8.07 ft²	-	

Single Units - Nominal

		Width				
		19 1/4"	23 1/4"	27 1/4"	31 1/4"	35 1/4"
Height	35 1/4"	1.52 ft²	1.91 ft²	2.30 ft²	2.69 ft²	3.07 ft²
	41 1/4"	1.85 ft²	2.32 ft²	2.79 ft²	3.26 ft²	3.73 ft²
	47 1/4"	2.18 ft²	2.73 ft²	3.29 ft²	3.84 ft²	4.39 ft²
	53 1/4"	2.50 ft²	3.14 ft²	3.78 ft²	4.42 ft²	5.06 ft²
	59 1/4"	2.83 ft²	3.55 ft²	4.27 ft²	4.99 ft²	5.72 ft²
	65 1/4"	3.16 ft²	3.96 ft²	4.77 ft²	5.57 ft²	6.38 ft²
	71 1/4"	3.48 ft²	4.37 ft²	5.26 ft²	6.15 ft²	7.04 ft²

##	Unit meets egress specifications of equal to or greater than 20" width, 24" height, and 5.7ft².
##	Unit meets egress specifications of equal to or greater than 20" width, 24" height, and 5.0ft².
##	Indicates the clear opening square footage.

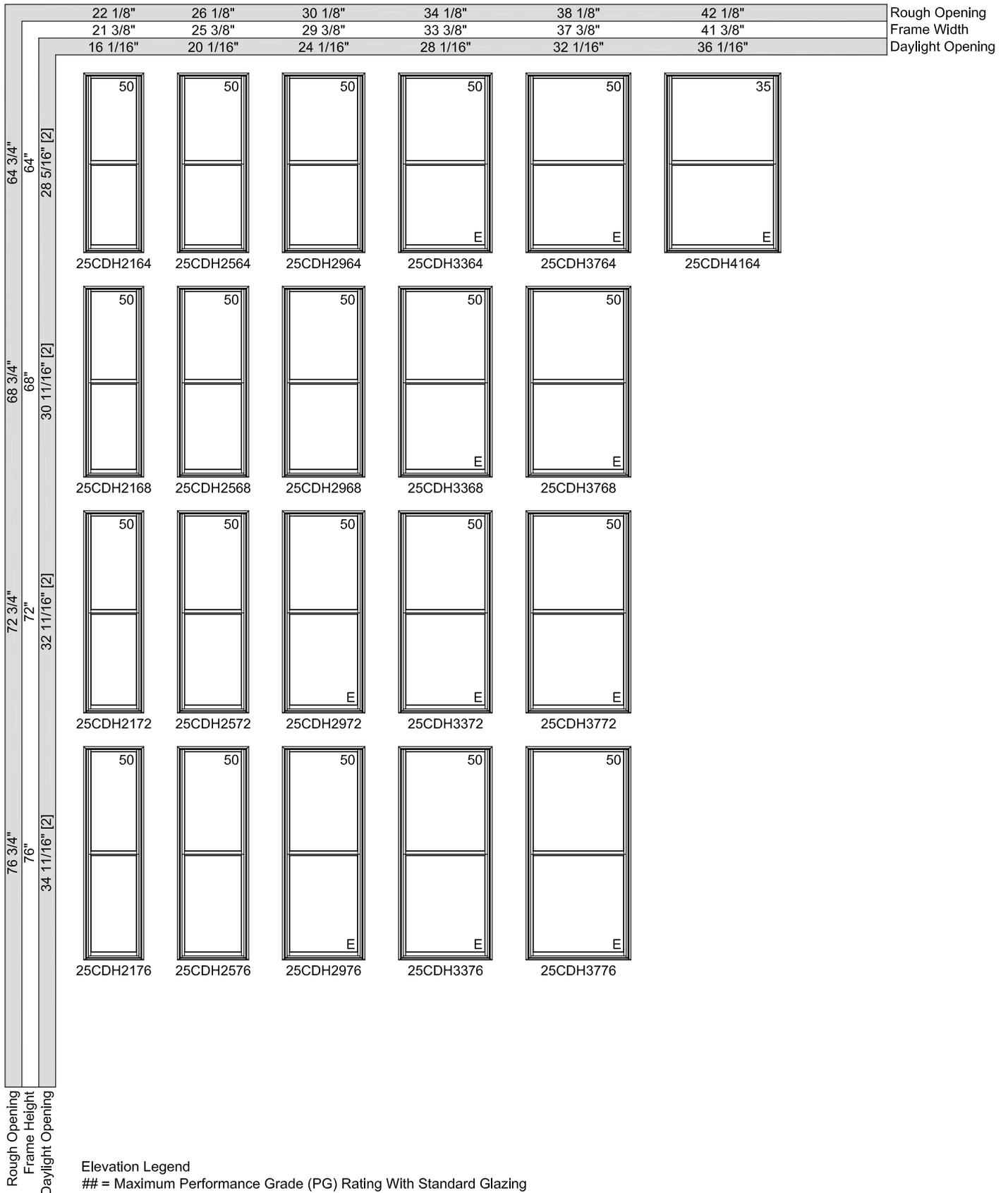
Local codes may differ; always refer to the code in your area for complete requirements.

SINGLE UNITS

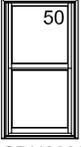
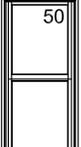
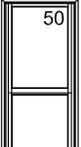
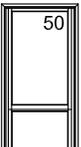
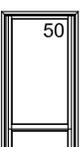
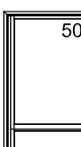
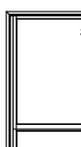
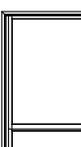
		22 1/8"	26 1/8"	30 1/8"	34 1/8"	38 1/8"	42 1/8"	Rough Opening	
		21 3/8"	25 3/8"	29 3/8"	33 3/8"	37 3/8"	41 3/8"	Frame Width	
		16 1/16"	20 1/16"	24 1/16"	28 1/16"	32 1/16"	36 1/16"	Daylight Opening	
Rough Opening Frame Height Daylight Opening	36 3/4"	36"	14 11/16" [2]						
	40 3/4"	40"	16 11/16" [2]						
	48 3/4"	48"	20 11/16" [2]						
	52 3/4"	52"	22 11/16" [2]						
	56 3/4"	56"	24 11/16" [2]						
	60 3/4"	60"	26 11/16" [2]						

Elevation Legend
= Maximum Performance Grade (PG) Rating With Standard Glazing

SINGLE UNITS



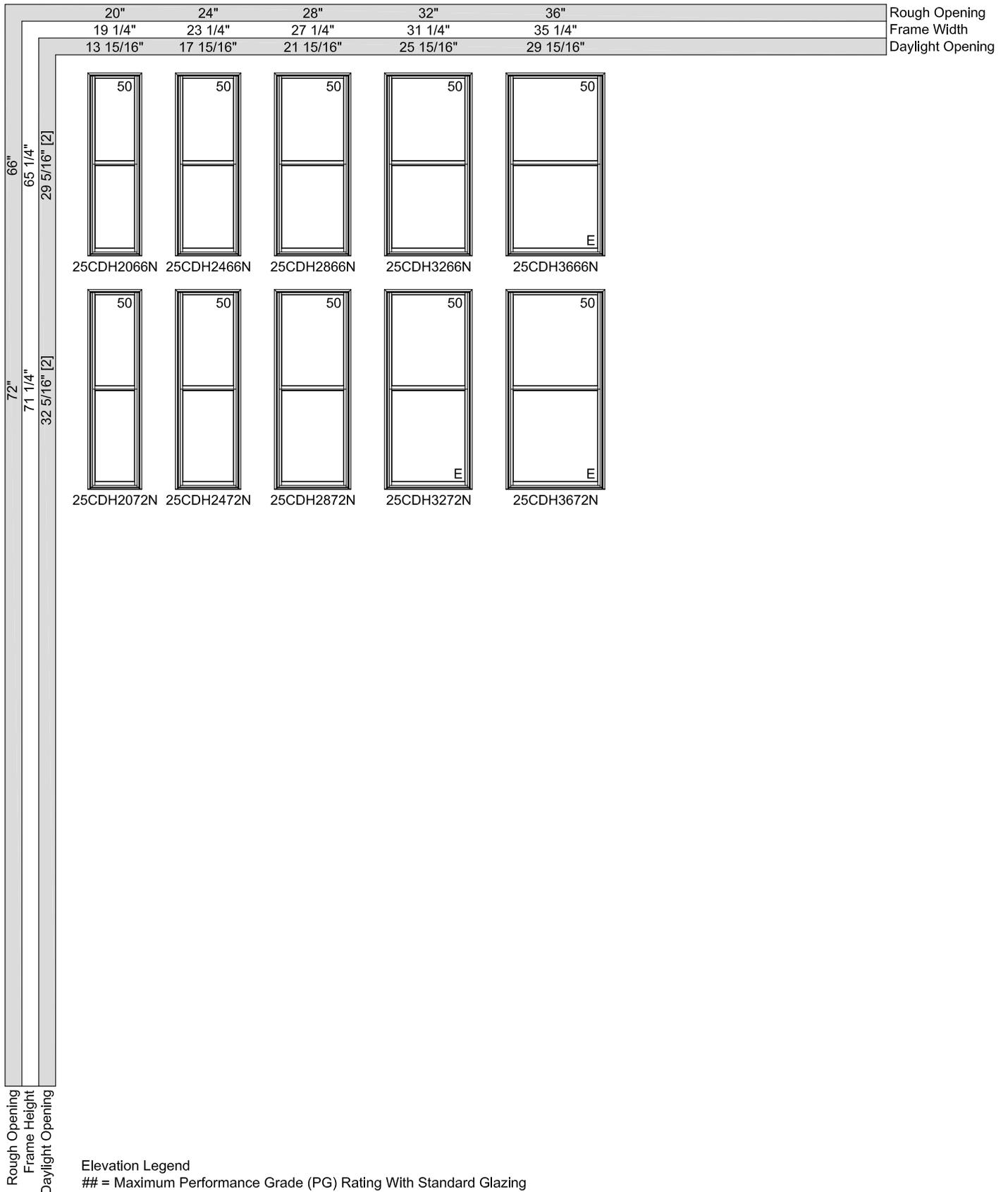
NOMINAL SINGLE UNITS

	20"	24"	28"	32"	36"	Rough Opening
	19 1/4"	23 1/4"	27 1/4"	31 1/4"	35 1/4"	Frame Width
	13 15/16"	17 15/16"	21 15/16"	25 15/16"	29 15/16"	Daylight Opening
36"						
42"						
48"						
54"						
60"						

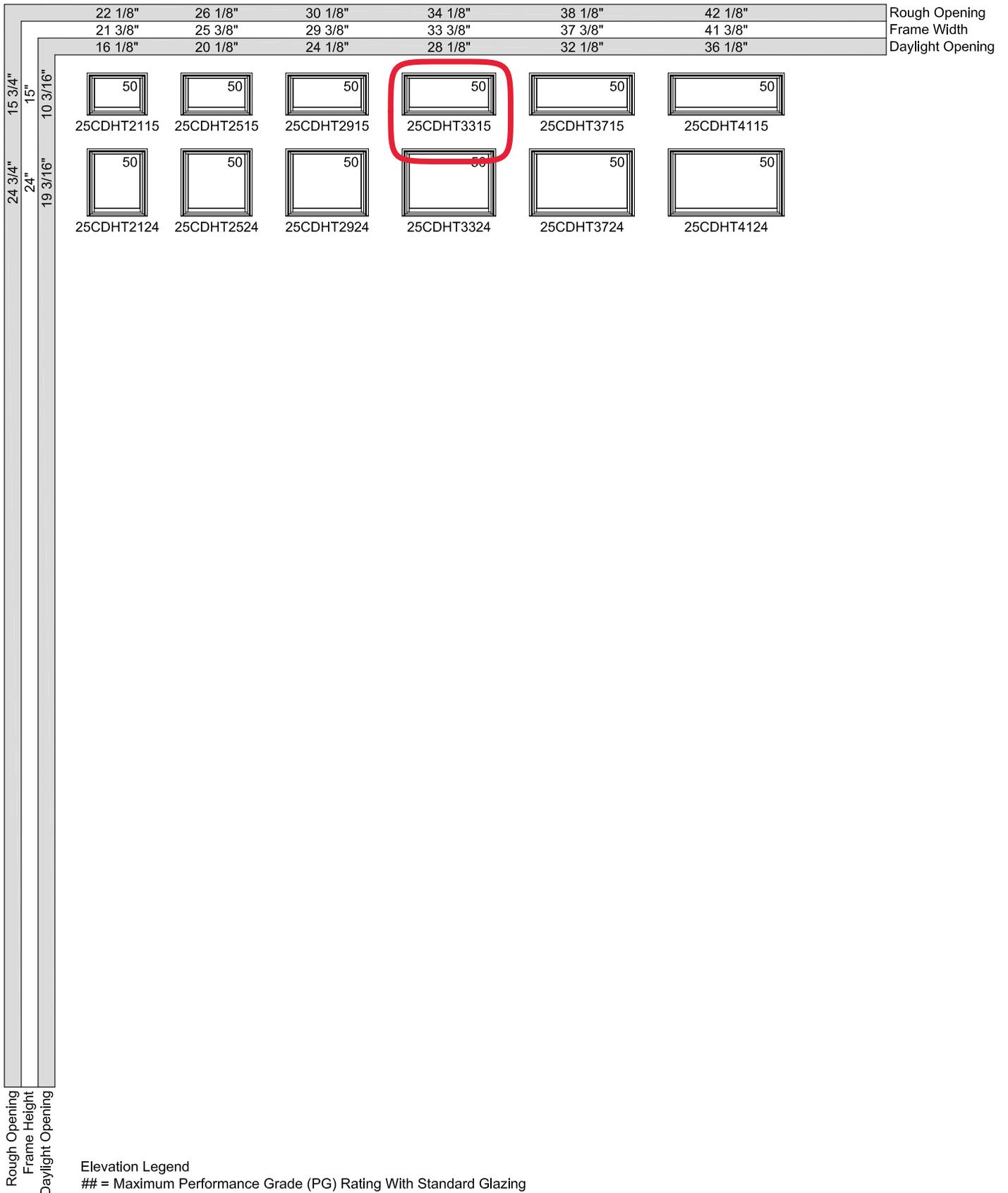
Rough Opening
Frame Height
Daylight Opening

Elevation Legend
= Maximum Performance Grade (PG) Rating With Standard Glazing

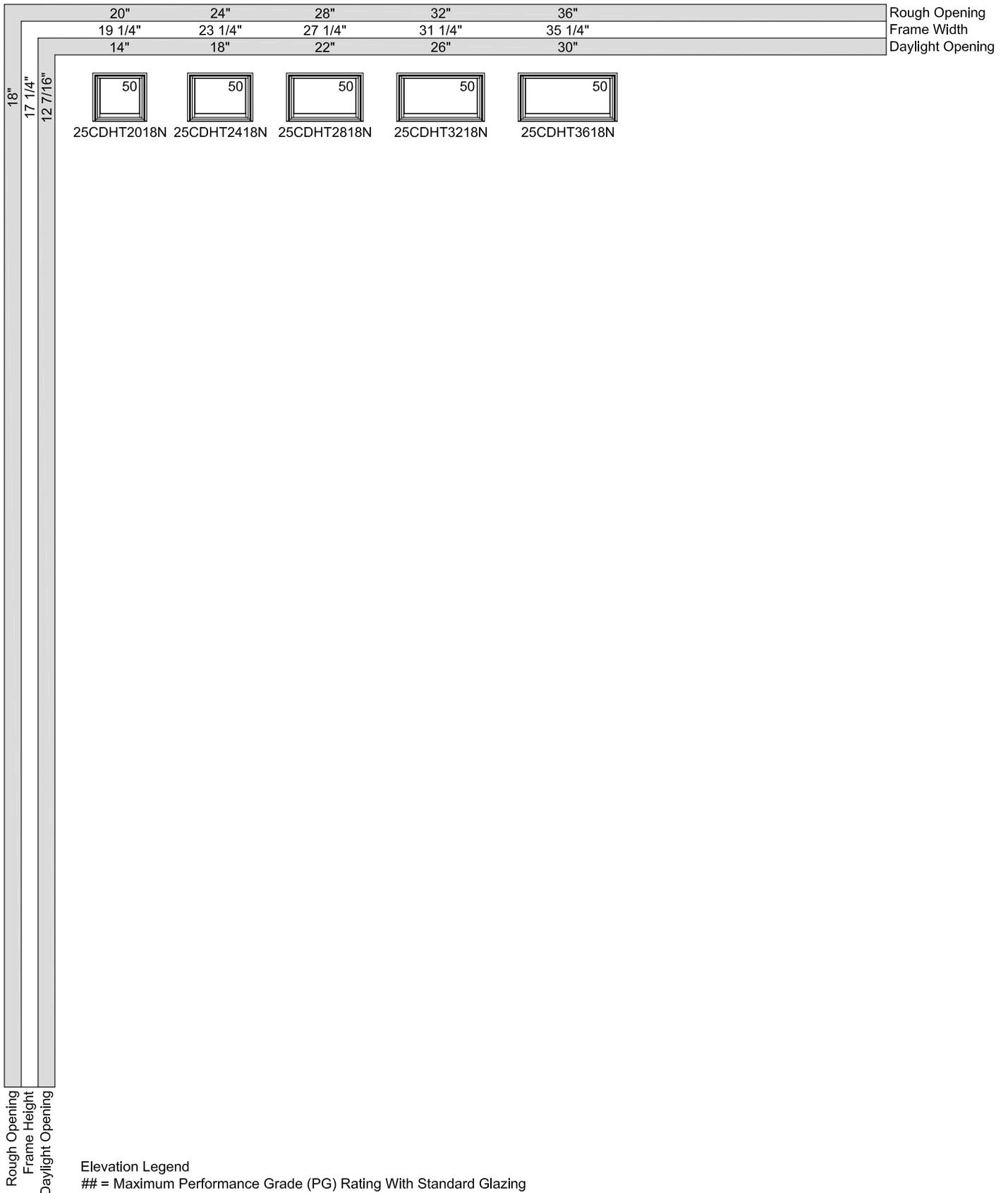
NOMINAL SINGLE UNITS



GEOMETRIC IN-SASH TRANSOM UNITS



NOMINAL GEOMETRIC IN-SASH TRANSOM UNITS





FULL-LINE PRODUCT COLLECTION





Beyond the appeal of the products.

For more than 75 years, Allura has been building its enviable reputation by Making the Material Difference – focusing on the things that make a real difference for our customers. We begin by providing service through a team of professionals dedicated to exceeding your expectations. We’re adamant about ensuring you get the right material in the right location at the right time. To do so, we offer a full line of building materials that deliver the distinctive look and unsurpassed performance you demand. Unlike wood, vinyl and other traditional building materials, Allura Fiber Cement products resist damage from hail or termite attacks, resist rot, are noncombustible, and are free from manufacturing defects. They are also suitable in both hot and cold climates and are fire resistant. What’s more, Allura products feature realistic wood grain and textures, come in an incredible array of colors and are paintable for unlimited design possibilities.



When it comes to the natural look you want with none of the hassles, Allura fiber cement products are all you need.

- Durable, engineered to endure harsh weather and high-wind climates
- Noncombustible, Class A fire rating
- Superior aesthetics
- Factory pre-primed
- Distinctive, more realistic textures
- 30-year limited warranty
- Best ROI for homeowners* for 8 years in a row

* According to Remodeling Cost vs Value Report



Impact-resistant



Termite-resistant



Rot-resistant



Weather-resistant



Noncombustible



LAP SIDING



Classic style. State-of-the-art performance.

Combining the appearance and workability of wood with the durability of specially formulated fiber cement, Allura Lap Siding not only looks great but lasts considerably longer than traditional exterior wall cladding or vinyl siding.



AVAILABLE TEXTURES *



Traditional Cedar



Smooth

DESIGNER'S CORNER

Our Traditional Cedar texture features a deep, realistic wood grain appearance for an unbeatable classic style, while the Smooth texture creates a cleaner, modern aesthetic. You can even customize your design utilizing our extensive range of widths. No matter the style, Allura Lap Siding has got yours covered.

LAP SIDING*

Thickness	Width	Length	Exposure
5/16"	5 1/4"	12'	4"
5/16"	6 1/4"	12'	5"
5/16"	7 1/4"	12'	6"
5/16"	8 1/4"	12'	7"
5/16"	9 1/4"	12'	8"
5/16"	12"	12'	10 3/4"

* 1 1/4" min. overlap with all Lap Siding. Check market availability, as products may vary.

TRIM



Tie it all together.

Thanks to our special fiber cement formulation, Allura Trim has all the advantages of wood and none of the hassles. It looks like wood yet is incredibly durable. It won't rot, warp or splinter and is designed to significantly outperform wood in every way. Best of all, there is no need for special tools on the job site. Our Trim can be cut with the same saw blades and installed with the same tools normally used for wood products. Why bother with wood? Trim provides the look and long-lasting protection you need to bring your home that all-important finishing touch.



TRIM FEATURES

- Available in reversible Cedar/Smooth board for added versatility
- 15-year limited warranty

DESIGNER'S CORNER

Nothing brings the look of your home together quite like Allura Trim. Its clean lines, exceptional durability and paintability provide the ultimate in beauty and versatility. Allura Trim is the perfect finishing touch.

Size	Thickness	Nominal Width*								
		2"	3"	4"	5"	6"	8"	10"	12"	
7/16"	7/16"			●		●	●		●	
4/4	3/4"	●	●	●		●	●	●	●	
5/4	1"	●	●	●	●	●	●	●	●	
8/4	1 1/2"			●		●				

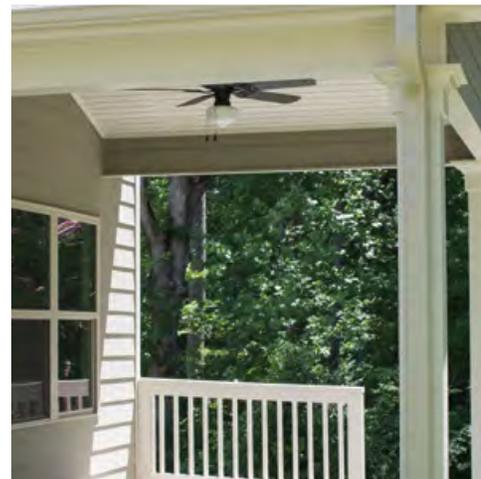
All available in 12-ft. lengths

*Check market availability, as products may vary.



Industry-leading
15-year Transferable Trim
Limited Warranty

SOFFIT



Elevate the look and performance.

Available in both vented and non-vented styles, Allura Soffit Panels will neither warp nor rot. Unlike traditional wood, they are engineered to repel moisture, withstand any climate, and provide extensive protection around the home. Soffit helps equalize the roof temperature from top to bottom by supplying a consistent airflow along the entire underside of the roof deck.

For outdoor ceiling applications, including porches and gazebos. Allura Fiber Cement Beadboard is perfect. Best of all, it's weather-, rot- and fire-resistant. Raise your expectations for any outdoor ceiling with the aesthetics and durability of Allura Beadboard.

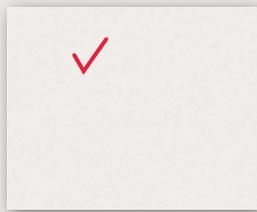
DESIGNER'S CORNER

Whether you prefer Smooth or Cedar texture, Allura Soffit options allow you to ensure your home's design style is consistent from every angle.

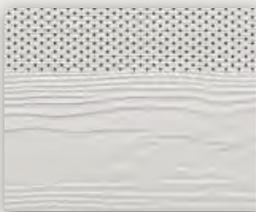
AVAILABLE TEXTURES*



Traditional Cedar



Smooth



Traditional Cedar Vented



Smooth Vented



Beadboard
(only available for Ceiling Soffit)

EAVES SPECIFICATIONS

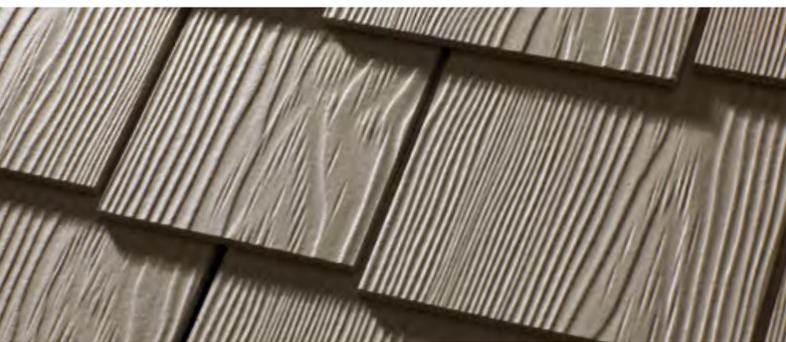
Type	Thickness	Width	Length
Vented/Non-Vented	1/4"	24"	8'
Vented/Non-Vented	1/4"	24"	12'
Vented/Non-Vented	1/4"	16"	12'
Vented/Non-Vented	1/4"	12"	12'

CEILING SPECIFICATIONS

Type	Thickness	Width	Length
Non-Vented	1/4"	4'	8'
Beadboard	5/16"	4'	8'

* Check market availability, as products may vary.

PRE-FINISHED



Build in more durability with pre-painted fiber cement.

Opt for pre-finished fiber cement siding to build in quality and durability. Unlike retail paint made from a clear base tinted with synthetic pigments, the paint formulated for fiber cement manufacturers uses natural color pigments, which are renowned for their superior durability, coverage, stability and resistance to fading. (Ancient cave drawings used natural pigments, and they haven't disappeared after 30,000 years.) Pre-painted siding from Allura is guaranteed for 15 years – up to twice the durability of an on-site application.

ALWAYS THE RIGHT CONDITIONS

Paint will never apply with the same consistency and control on a vertical surface in outdoor conditions as it will in a cutting-edge painting facility. Not only is pre-painted siding application more consistent, but the coating is also thicker.

Moisture can prevent paint adherence to virtually any substrate. For best results, painters should delay for 24-hours after any precipitation and should avoid application altogether within 4 hours before forecasted rain. Additionally, most paint labels recommend painting when the relative humidity is between 40-60%, but in many areas around the United States, the humidity almost never drops below 60%.

When temperatures outside are too high or too low, painting the building's siding is also problematic. To create a durable film, the air temperature must be over 35° and lower than 90°. But weather is never a problem in the factory, where painting conditions are perfect 365 days a year.

DESIGNER'S CORNER

Would you prefer to have a new car delivered with just the primer applied? Imagine trying to match that factory finish out in your driveway. When a product is finished in a controlled factory setting with specially formulated coatings, it delivers unrivaled results. It's that simple.



Unleash your imagination.



Allura's proprietary Spectrum™ Finishing System not only ensures unparalleled protection against the elements, but also brings out your style in a gorgeous palette of eye-catching designer colors. But that's only part of the story. Beneath our alluring Spectrum finish lies a strong precision process. Optimal defense is built in with our primer/sealer for premium weather protection and machine-applied coats of Spectrum color.

With 25 solid colors available to choose from our Spectrum pre-painted collection, your homeowner can rest assured knowing they won't need to repaint for 15 years. We back this claim up with a 15-year warranty on all our pre-finished options.



Or if you have a special request beyond our existing samples, you can create your own custom look with our Spectrum Plus™ curated collection. This offers a palette of beautiful colors reserved exclusively for your use in your market. Contact your Allura sales representative for more details on both of these customized programs to determine what best fits your needs.

The color samples shown here are as accurate as printing methods will permit.

For a physical color card, a request form or to find a preferred dealer near you, please visit AlluraUSA.com.

We don't just promise world-class service. We guarantee it.

At Allura, we believe the building industry is first and foremost a service industry. We understand time is money and you deserve respectful, courteous and knowledgeable customer service. So you can always count on us for helpful technical support, customer service reps and managers who are eager to assist you with all your Allura fiber cement needs.

ON-TIME SHIPMENTS

We take pride in delivering full and on-time shipments. If for any reason your direct Allura order does not ship on your promised ship date, please contact Allura's Customer Support immediately, so we can assist you.

QUALITY PRODUCTS & PROTECTED INVESTMENT

With over 75 years of experience, Allura provides a top-line fiber cement product using our advanced formulation and quality-control monitoring. Every piece of fiber cement product delivered from Allura will be palletized and wrapped to protect your investment.



BACKED BY CONFIDENCE.

Allura fiber cement siding products are backed by our
30-year Transferable Limited Product Warranty*.

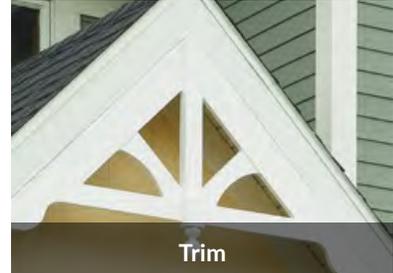
*Please review our Limited Transferable Warranty for specific details. Use of the product subjects you to a Limited Warranty and Arbitration Agreement. For a copy and further details, visit Allurausa.com/warranties.



Lap Siding



Shake



Trim



Soffit



Panel



Beadboard



Panel Siding



Shake Select



AlluraUSA.com

396 West Greens Road, Suite 300 • Houston, Texas 77067 • (844) 4.ALLURA (844) 425.5872



BACKED BY CONFIDENCE.

Allura fiber cement siding products are backed by our 30-year Transferable Limited Product Warranty*.

*Please review our Limited Transferable Warranty for specific details. Use of the product subjects you to a Limited Warranty and Arbitration Agreement. For a copy and further details, visit Allurausa.com/warranties.



**29GA. Ribbed Panel 38"x 16-ft Steel Roof
Panel - 16RP**

38"x 16-ft Steel Roof Panel

\$64.88



Architectural™ Collection Fiberglass
3-Panel Fir All Panel

A classic craftsman style, this three panel fir woodgrain fiberglass entry door features flat panels and simple detailing. Customize with your choice of stain finish options.

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2023

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

REQUEST:

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

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *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.

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-

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clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.

- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

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

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install a standing seam metal roof that features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

- g. NEW CONSTRUCTION: WINDOW OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed to install one-over-one windows of traditional proportions, fixed transom windows on the west elevation, and a telescoping glass window on the first floor of the south and east elevations, and a row of transom windows above the east elevation. Staff finds that the applicant should propose a fenestration pattern on the west elevation that features traditional window proportions that are more in keeping with the Guidelines.
- h. NEW CONSTRUCTION: DOOR OPENINGS – Guideline 5.A.v for New Construction states that applicants should incorporate doors with similar proportions and materials as those traditionally found in the district. The applicant has proposed to install a telescoping glass door on the east elevation, full-lite French doors on the second story of the east elevation, double doors on the first floor of the west elevation, and a single door on the south elevation with a transom window. The applicant has not submitted material specifications at this time. Staff finds that the proposed door openings are generally appropriate.
- i. NEW CONSTRUCTION: MATERIALS – The applicant has noted the use of standing seam metal roofing material, Hardie board siding, wood columns, metal awnings, metal pipe railing at the stairs, wood stairs, and hollow metal columns at the carport on the rear accessory structure. Guideline 5.A.iii for New Construction states that new outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that fully wood or aluminum clad wood windows would be most appropriate. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Staff finds that the wood columns should not exceed 6 square inches and should feature chamfered corners, that all columns and hand railings should be constructed of wood, and that the Hardie siding features a reveal of no more than 6 inches and a smooth finish.
- j. NEW CONSTRUCTION: ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds that the applicant should incorporate columns and handrailings that are in keeping with the historic district.
- k. DRIVEWAY MODIFICATIONS – The applicant has proposed to modify the existing driveway apron, which appears to measure 12 feet in width, to 24 feet in width and to install 5 feet of a 28-foot-wide driveway from the modified driveway apron to a new 581-square-foot concrete pad and a 518-square-foot carport. According to Guideline 5.B.i for Site Elements, historic driveway configurations should be retained and repaired in place. Applicants should incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Staff finds that the expansion of the existing curb cut and driveway apron is inconsistent with the Guidelines. The applicant should retain the existing curb cut and driveway apron and should install a 5-foot-long driveway to the parking pad that does not exceed 10 feet in width.

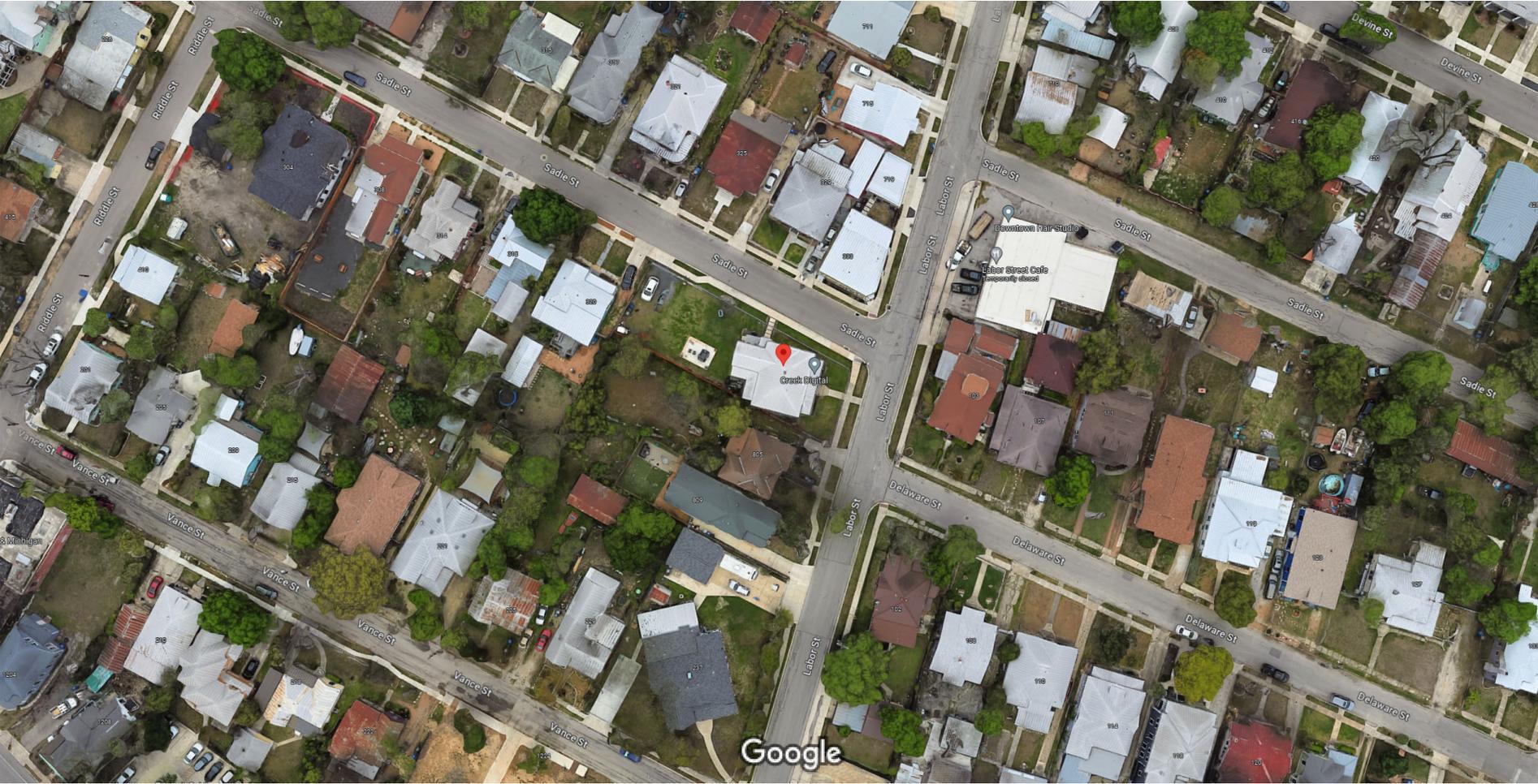
RECOMMENDATION:

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

HDRC Case File from November 15, 2023

- i. That the applicant reduces the height of the rear accessory structure based on finding c and submits updated drawings that include the neighboring property for context to staff for review prior to returning to the HDRC.
- ii. That the applicant submits the proposed percentage of lot coverage to staff for review prior to returning to the HDRC based on finding d.
- iii. That the applicant installs a standing seam metal roof that features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish based on finding f. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- iv. That the applicant proposes window sizes, patterns, proportions, operations and trim and sill detailing on the west elevation that are consistent with the Guidelines and historic precedents in the district as noted in finding g and submits updated elevation drawings to staff for review and approval prior to returning to the HDRC based on finding g.
- v. That the applicant installs wood or aluminum-clad wood windows based on finding i. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted.
- vi. That the Hardie siding features a reveal no more than 6 inches and a smooth texture based on finding i. A faux wood grain finish is not permitted.
- vii. That the applicant submits final material specifications for fully wood or aluminum-clad wood doors based on finding i to staff for review and approval prior to returning to the HDRC.
- viii. That the applicant submits column details based on finding i showing that the proposed porch and carport columns will be fully wood to staff for review prior to returning to the HDRC. The porch columns should feature a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.
- ix. That all hand railings are constructed of wood and that the applicant submits updated material specifications for the proposed hand railings and stairs to staff for review prior to returning to the HDRC based on finding i.
- x. That the applicant retains the existing curb cut and driveway apron width and that the new driveway to the new parking pad does not exceed 10 feet in width. The applicant is required to submit an updated site plan to staff for review prior to the returning to the HDRC based on finding k.

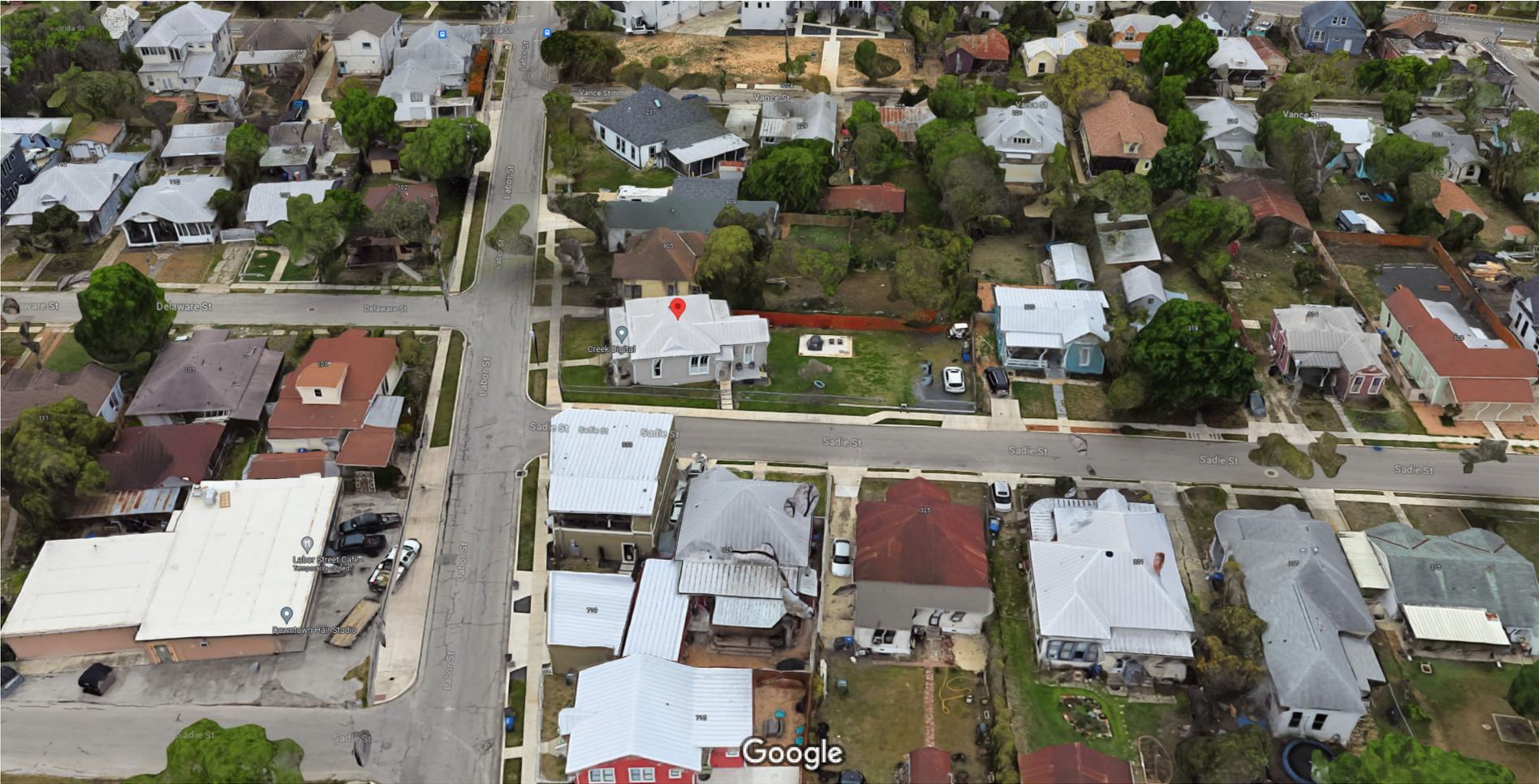
Google Maps 801 Labor St



Google Maps 801 Labor St



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Google Maps 801 Labor St



Google Maps 801 Labor St



A 00	TITLE SHEET	SITE
A 001	SOUTH EAST VIEW	
A 002	NORTH EAST VIEW	801 LABOR STREET
A 003	STREET VIEW STUDIES	ZONING: RM-4
A 100	SITE LAN	HISTORIC LAVACA DISTRICT
A 101	FIRST FLOOR	
A 102	SECOND FLOOR	LOT: 7640 SF OR .18 ACRES
A 201	SECTION	EXISTING HISTORIC HOME: 1700 SF
A 202	SECTION	
A 301	NORTH ELEVATION	
A 302	SOUTH ELEVATION	ACCESSORY DETACHED DWELLING UNIT (ADDU)
A 303	EAST ELEVATION	
A 304	WEST ELEVATION	ONE ADDU UNIT IS ALLOWED

800SF MAX ALLOWABLE

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

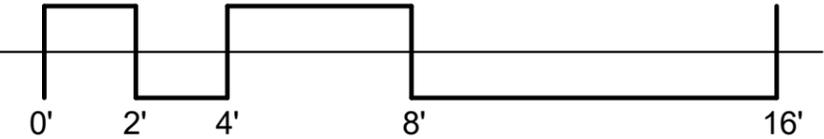
MINIMUM SEBACK FROM REAR AND SIDE PROPERTY LINES IS 5 FEET. IF THE STRUCTURE HAS NO OVERHANG THE ACCOSSORY UNIT MAY BE 3 FEET FROM THE REAR AND SIDE PROPERTY LINES

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

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



1 {3D} Copy 2



NOT FOR CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED DWELLING UNIT

Revisions

No.	Description	Date

SOUTH EAST VIEW

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

A 001

Scale



① {3D} Copy 1

NOT FOR
CONSTRUCTION

LIMINAL

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

No.	Description	Date

NORTH EAST VIEW

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

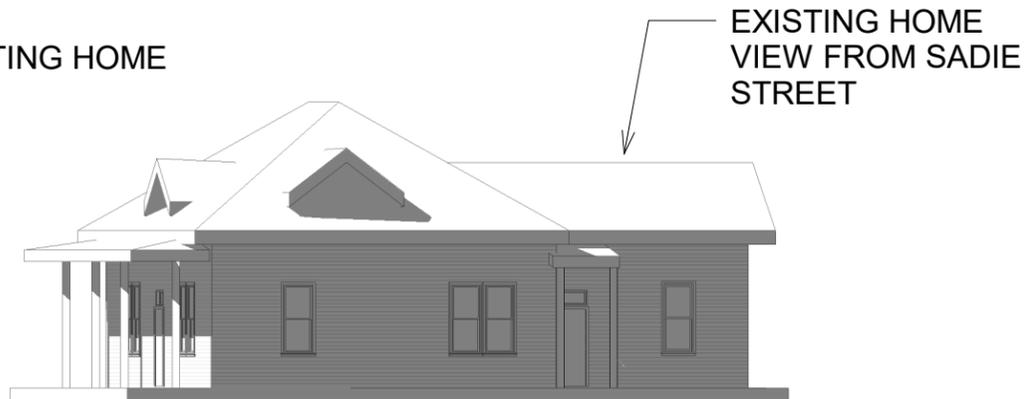
A 002

Scale



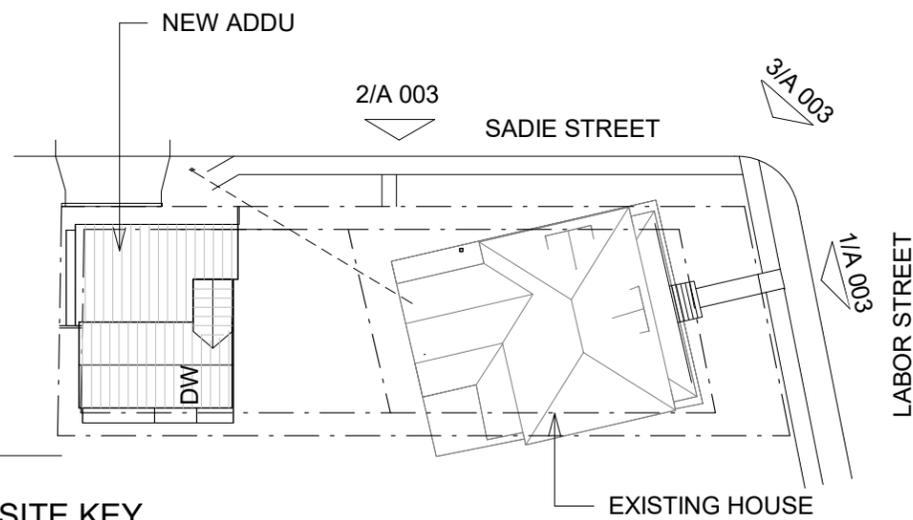
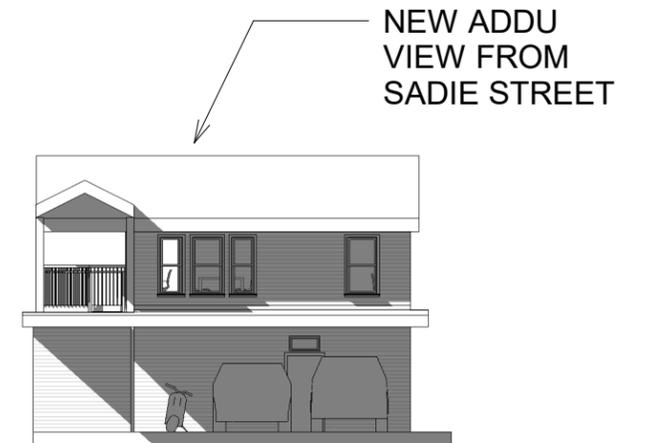
VIEW FROM LABOR STREET - FRONT OF EXISTING HOME

1



VIEW FROM SADIE STREET- SIDE OF EXISTING HOME

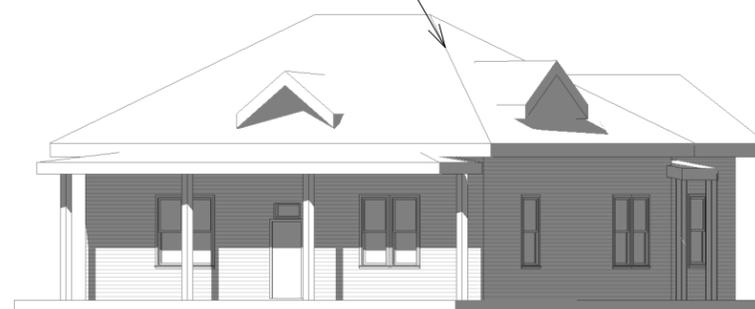
2



SITE KEY
1" = 40'-0"

4

EXISTING HOME LABORSTREET



NEW ADDU SADIE STREET



VIEW FROM CORNER OF LABOR AND SADIE

3

NOT FOR CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED DWELLING UNIT

Revisions

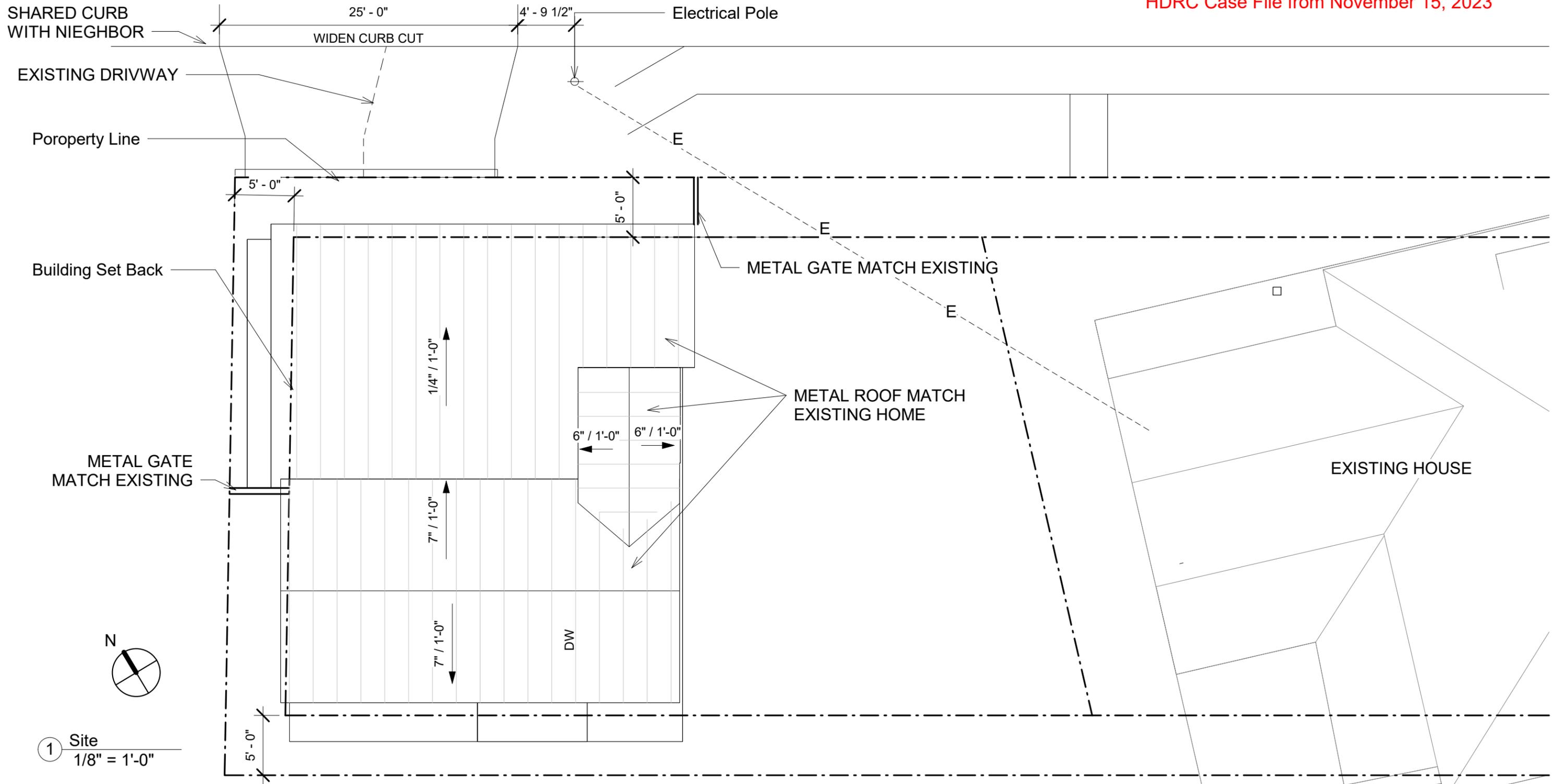
No.	Description	Date

STREET VIEW STUDIES

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

A 003

Scale 1" = 40'-0"



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LIMINAL

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED DWELLING UNIT

Revisions

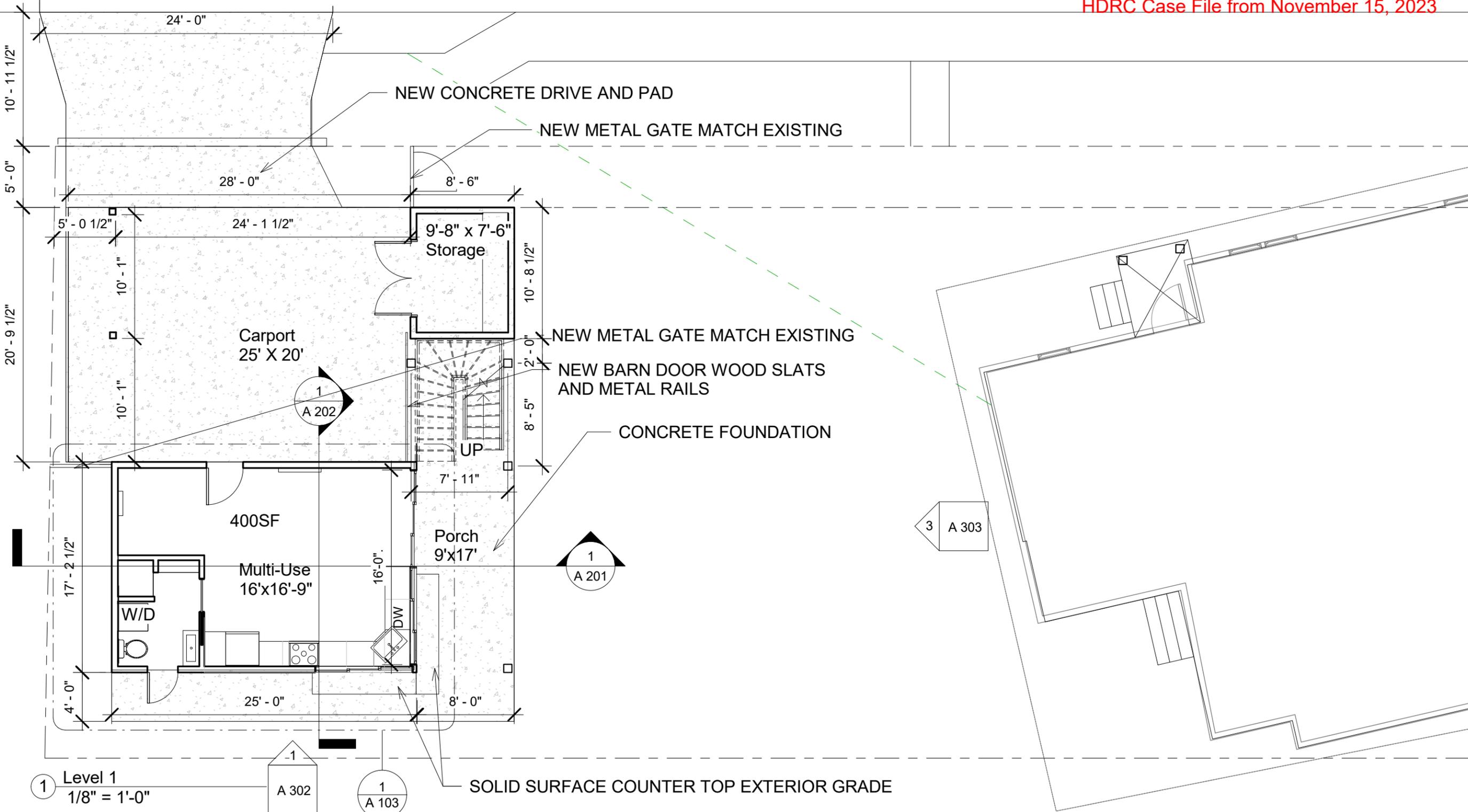
No.	Description	Date

SITE PLAN

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

A 100

Scale 1/8" = 1'-0"



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LIMINAL

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED DWELLING UNIT

Revisions

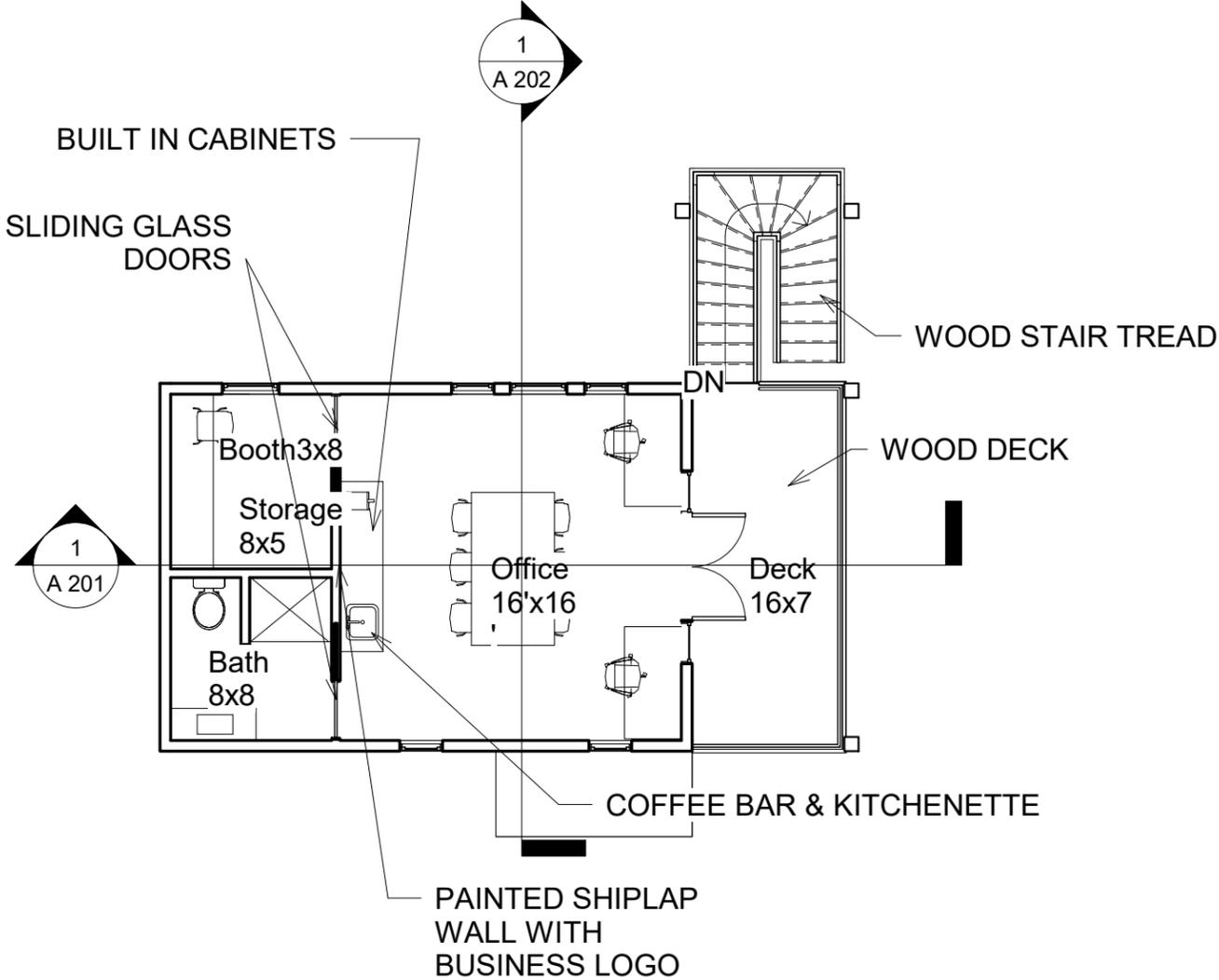
No.	Description	Date

FIRST FLOOR

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

A 101

Scale 1/8" = 1'-0"



① Level 2
1/8" = 1'-0"

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L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED DWELLING UNIT

Revisions

No.	Description	Date

SECOND FLOOR

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

A 102

Scale 1/8" = 1'-0"

1
A 202



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

NOT FOR
CONSTRUCTION

LIMINAL

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

No.	Description	Date

NORTH ELEVATION

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

A 301

Scale 1/4" = 1'-0"

1
A 202



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

LIMINAL

NOT FOR
CONSTRUCTION

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

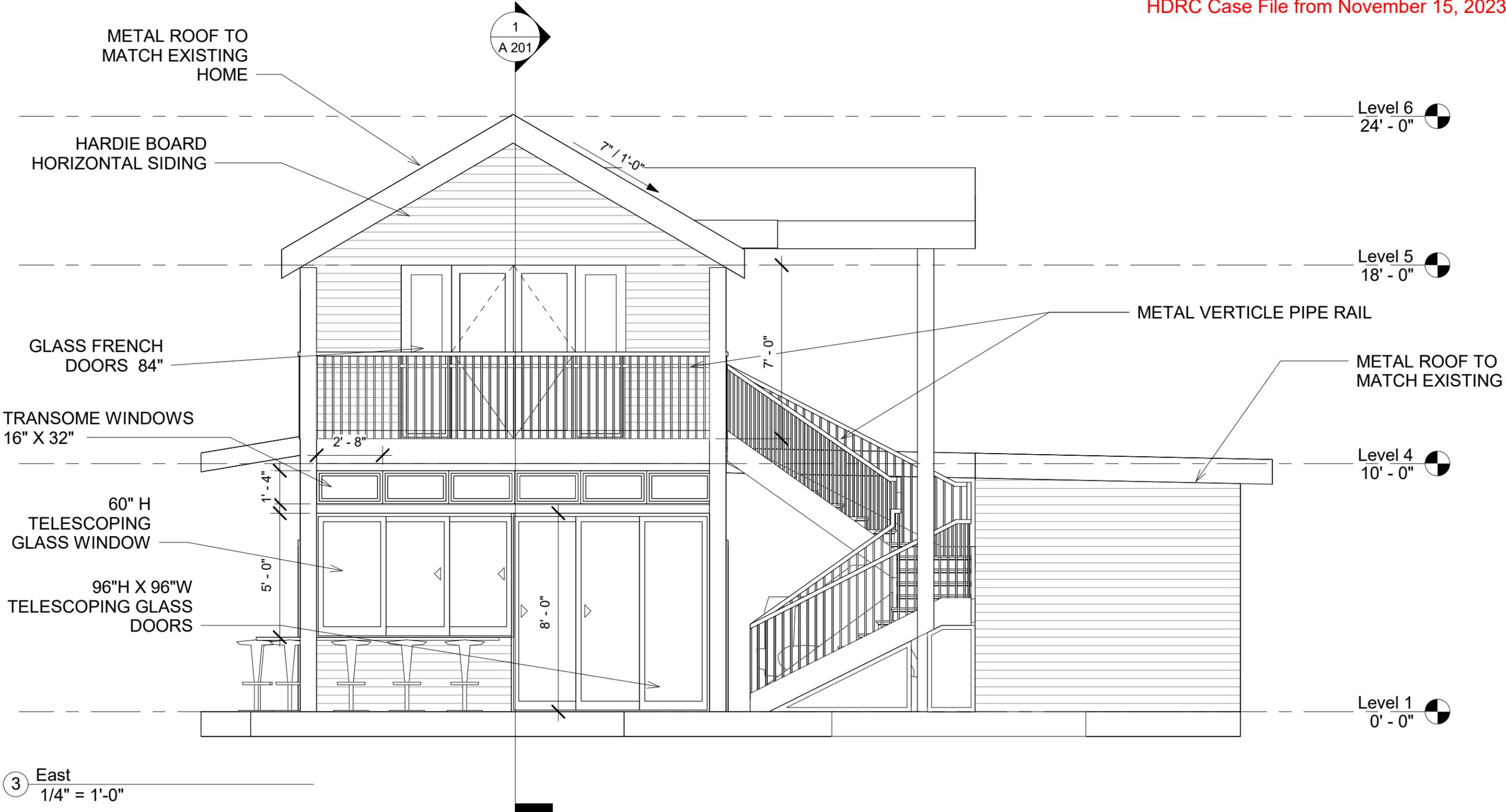
Revisions

No.	Description	Date

SOUTH ELEVATION

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

A 302
Scale 1/4" = 1'-0"



NOT FOR CONSTRUCTION

LIMINAL

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED DWELLING UNIT

Revisions

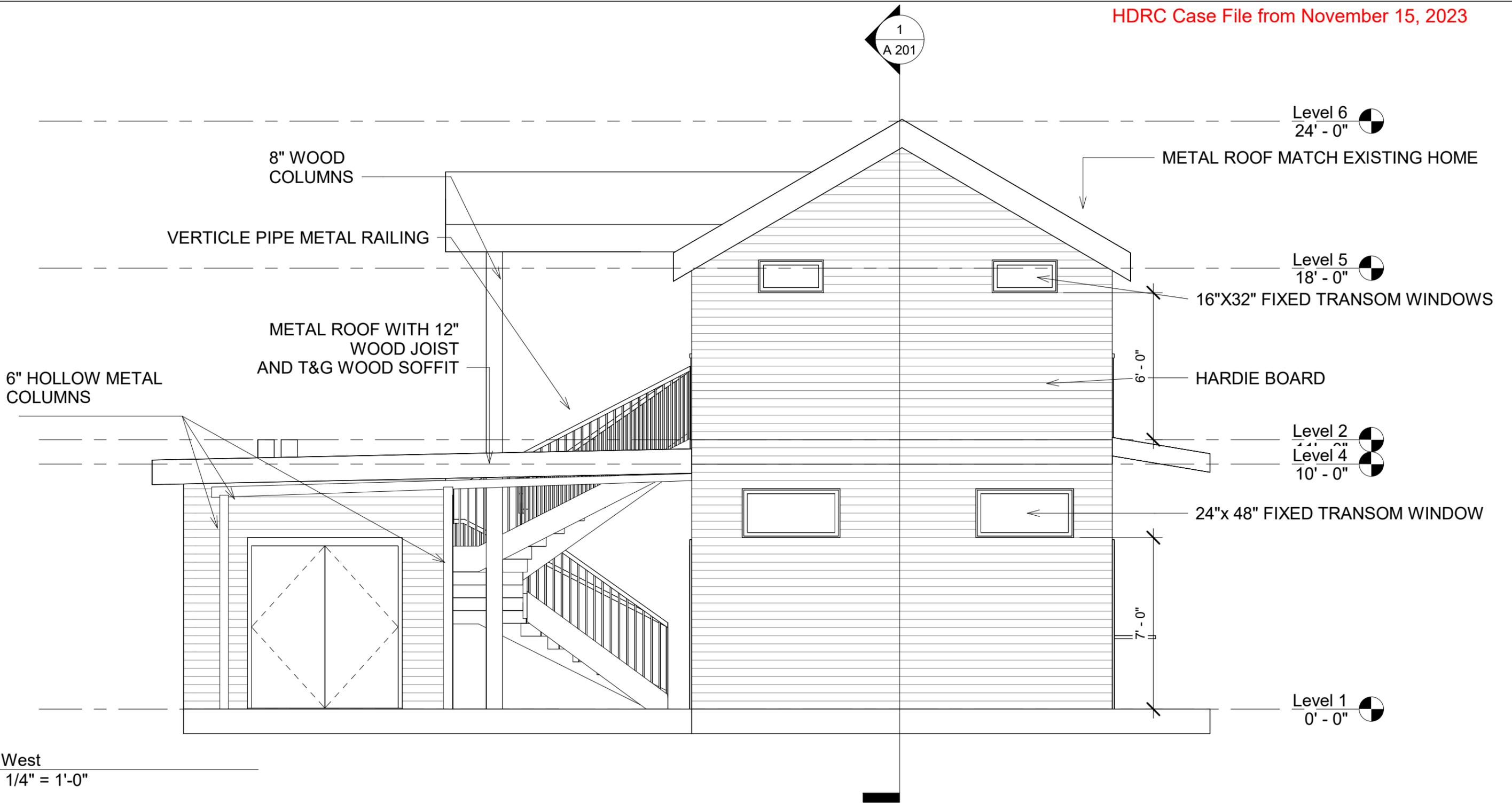
No.	Description	Date

EAST ELEVATION

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

A 303

Scale 1/4" = 1'-0"



① West
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

L I M I N A L

MACIAS FAMILY

801 LABOR STREET

ACCESSORY DETACHED
DWELLING UNIT

Revisions

No.	Description	Date

WEST ELEVATION

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

A 304

Scale 1/4" = 1'-0"



A Nightmare
ON LABOR STREET

MAIL



A Nightmare
ON LABOR STREET

Labor
Sadie



CAMP
CRYSTAL LAKE







LAVACA_KING

Posts

, 2023

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

View all 4 comments

August 14, 2023

229 Lavaca



lavaca_king
Lavaca



Liked by felixziga and 316 others

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

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

View all 28 comments

wife_1989 Airstream next huh?

le from November 15, 2023



140 Callaghan & 134 Callaghan
2 story next 1 story

214 Devine & 210 Devine
e from November 15, 2023



Windows looking into 214

236 Barrera

Photo from November 15, 2023

Metal railing



315 Devine & 317 Devine
file from November 15, 2023

Double driveway and close to pole

le from November 15, 2023

111 Leigh & 113 Leigh

2 story next to one story

le from November 15, 2023

Vice versa



le from November 15, 2023

233 Florida

New Build

le from November 15, 2023



312 Riddle

One story home w/ 2 story on property

le from November 15, 2023

NO
PARKING
ANY TIME
FOR ANY REASON

129 Barrera
Window

329 Sadie & 333 Sadie
e from November 15, 2023



Post to curb