

# HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2022

**HDRC CASE NO:** 2022-345  
**ADDRESS:** 305 LAVACA ST  
**LEGAL DESCRIPTION:** NCB 708 BLK 8 LOT 2  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Caroline Gado  
**OWNER:** Leslie Jones/1918 MLK DEVELOPMENT GROUP LLC  
**TYPE OF WORK:** New construction of two, 2-story duplex structures  
**APPLICATION RECEIVED:** September 28, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting conceptual approval to construct two, 2-story duplex structures at 305 Lavaca.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

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

#### B. ENTRANCES

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

### 2. Building Massing and Form

#### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

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

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal 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 finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **FINDINGS:**

- a. The property at 305 Lavaca is currently vacant, but originally featured a 1-story residential structure constructed circa 1910. It first appears on the Sanborn Map in 1912. The current vacant lot fronts Lavaca to the south and Garfield Alley to the north. The block consists of 1-story and 2-story single-family and multi-family residences and infill construction. The property is contributing to the Lavaca Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. The applicant’s proposal was previously reviewed for conceptual approval on August 3, 2022, and was referred to a Design Review Committee. The project has not yet received conceptual approval.
- c. DESIGN REVIEW COMMITTEE – The applicant first attended a Design Review Committee on July 12, 2022. The discussion focused on massing, noting the heights of neighboring structures on future submission, modifying the front entry porch design, and proposing windows featuring more traditional proportions. The applicant’s proposal was heard by the HDRC on August 3, 2022, and was referred to an additional Design Review Committee meeting. The applicant attended a second DRC meeting on August 10, 2022. The discussion included project updates following the HDRC hearing, parking in relation to the proposed pool, requests for a detailed landscaping plan, massing, and setbacks. The applicant has returned to the HDRC for conceptual review.
- d. SETBACK & ORIENTATION (LAVACA) – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct two 2-story, duplexes residences at 305 Lavaca. The residences will be detached, with one duplex entrance facing Lavaca and the other duplex entrance facing Garfield Alley. The applicant has noted that the proposed setback from Lavaca will be 15 feet. The Historic Design Guidelines for New Construction stipulate that primary building entrances should be oriented towards the primary street and that front facades should be aligned with the front facades of adjacent buildings. Historically, homes have had frontage on both Lavaca and Garfield Alley. Staff finds that the applicant should provide a setback diagram noting the setbacks of neighboring structures.
- e. SETBACK & ORIENTATION (GARFIELD ALLEY) – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that the proposed setback from Garfield Alley will be 5 feet. Staff finds that the applicant should provide a setback diagram noting the setbacks of neighboring structures.
- f. ENTRANCES – According to Guideline 1.B.i for New Construction, primary building entrances should be oriented towards the primary street. Staff finds the proposal for primary entrances on both Lavaca and Garfield Alley appropriate.

- g. **SCALE & MASSING** – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. 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. The blocks of Lavaca and Garfield Alley feature one-story and two-story historic structures. Guideline 2.A.ii for New Construction states that applicants should 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. Staff finds that the applicant should reduce the overall massing.
- h. **FOUNDATION & FLOOR HEIGHTS** – Guideline 2.A.iii for New Construction stipulates that foundation and floor heights should be aligned within one (1) foot of the neighboring structure's foundation and floor heights. At this time, the applicant has not provided a diagram showing the foundation and floor heights of neighboring structures. The applicant is responsible for complying with the Guidelines.
- i. **ROOF FORM** – The applicant has proposed a pyramidal roof form with double front gables on each of the duplexes. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The blocks of Lavaca and Garfield Alley feature structures with front gable roofs, cross gable roofs, side gable roofs, hip roofs, and shed roofs. Staff finds the proposal consistent with the Guidelines.
- j. **LOT COVERAGE** – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The applicant has expressed that each duplex will total 1,696 square feet and the proposed lot coverage will be 39.4 percent. Staff finds the proposal appropriate.
- k. **MATERIALS AND TEXTURES** – The applicant has proposed to clad the proposed structures in horizontal smooth fiber cement board siding, with square wood columns and brick clad column bases. The applicant has proposed composition shingles for the roofing material. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds that the applicant should incorporate materials that are in keeping with the historic character of the block.
- l. **WINDOW MATERIALS** – The applicant has proposed to install aluminum-clad wood Jeld-Wen W-2500 windows. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- m. **RELATIONSHIP OF SOLIDS TO VOIDS** – The applicant has proposed to install divided lite one-over-one windows on the duplex structures. The proposed fenestration pattern consists of sets of 2 ganged windows on the front facades, single, ganged, and small fixed windows on the side elevations, and single windows on the rear elevation. The proposed window proportions vary in size and all of the proposed windows do not appear to be in keeping with those historically found in the district. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction 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. Staff finds that the proposed fenestration should be updated to be more in keeping with the Guidelines.
- n. **ARCHITECTURAL DETAILS** – Guideline 4.A.i for New Construction states that new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Staff finds that the proposed new construction should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines.

- o. FRONT PORCH – The applicant has proposed to construct a double-height front porch on each of the duplex structures. The proposed front porches feature square columns, a second-floor porch handrailing, and decorative gable detailing. Staff finds that the proposed columns should be a maximum of 6”x6” in width and feature a traditional cap and base and chamfered corners and that the applicant submits details for the proposed columns and railing.
- p. DRIVEWAYS – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed to install a 10-foot-wide permeable driveway on the east property line, extending the full length of the property from Lavaca to Garfield Alley with a central parking pad with four (4) parking spaces. Staff finds the proposal generally appropriate and finds that the applicant should submit material specifications for the permeable surfacing to staff for review and approval.
- q. FRONT WALKWAYS – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The applicant has proposed to install a 5-foot-wide front walkway constructed of permeable pavers and a 4-foot-wide walkway constructed of permeable pavers along the length of the west property line. The submitted site plan does not feature a front walkway for the duplex oriented toward Garfield Alley. Staff finds that the applicant should reduce the proposed front walkway to feature a width of four feet and that rear access to the pool and central common space should be utilized in lieu of the proposed walkway on the west property line.
- r. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- s. LANDSCAPING PLAN – The applicant has proposed to install plantings at the front of each duplex structure and along the rear of the structures. Staff finds that the applicant should install landscape elements that are consistent with those found historically in the district.

## RECOMMENDATION:

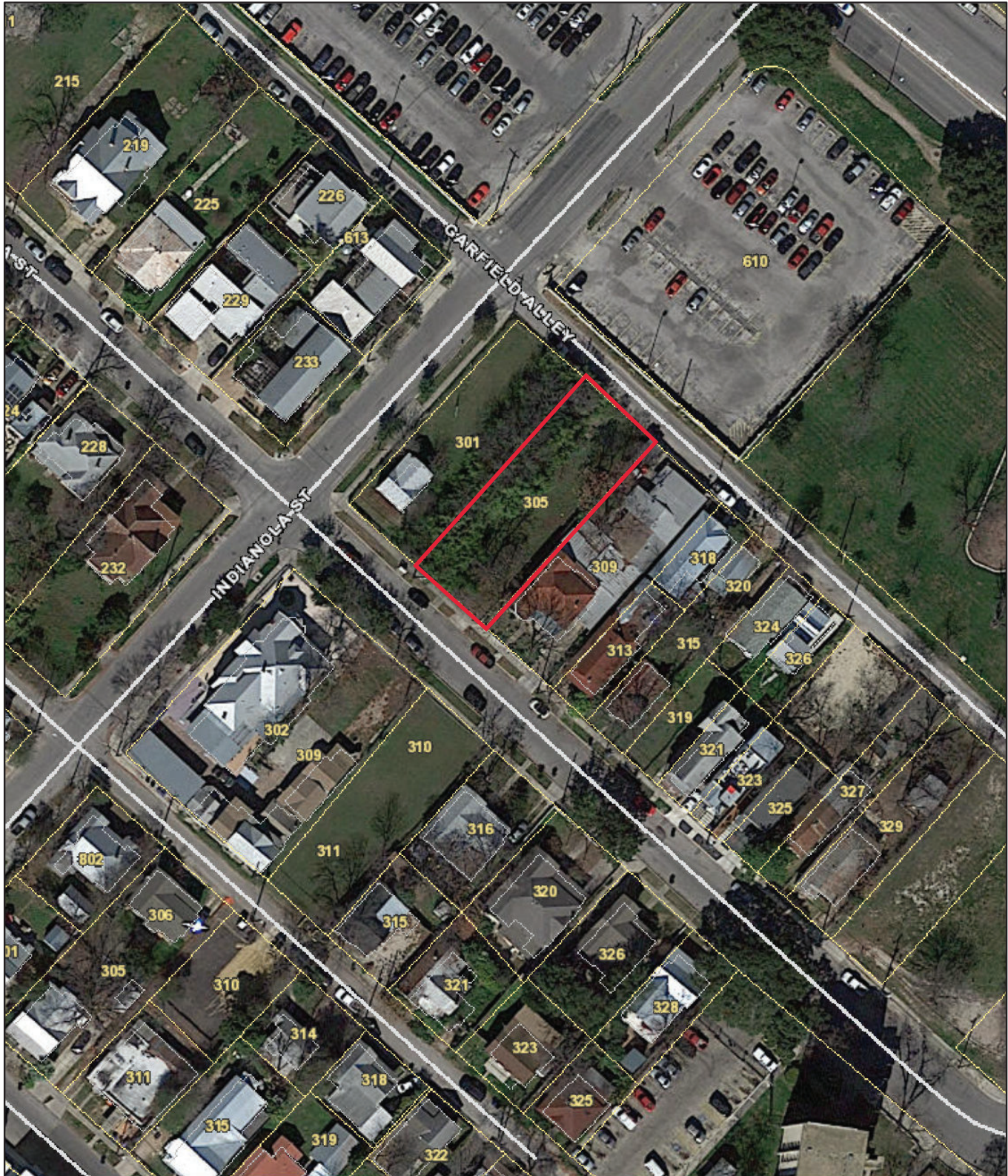
Staff does not recommend conceptual approval based on findings a through s. Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval:

- i. That the applicant provides a setback diagram showing that the proposed structure will not be located in front of the front façade wall planes of adjacent historic structures based on findings d and e.
- ii. That the applicant reduces the massing and provides a diagram showing the height of the proposed structures in relation to neighboring structures, including proposed foundation and floor heights based on finding g and h.
- iii. That the applicant installs wood or aluminum-clad wood windows based on finding l. 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.
- iv. That the applicant proposes window sizes, patterns, proportions, and trim and sill detailing that are consistent with the Guidelines and historic precedents in the district as noted in finding m.
- v. That the applicant submits details for the proposed porch columns and railing based on finding o. The proposed columns should be a maximum of 6”x6” in width and feature a traditional cap and base and chamfered corners.
- vi. That the applicant submits material specifications for the permeable surfacing to staff for review and approval prior to returning to the HDRC for final approval based on finding p.
- vii. That the applicant reduces the width of the proposed front walkway to four feet and that rear access to the pool and central common space should be utilized in lieu of the proposed walkway on the west property line based on finding q. The applicant must submit an updated site plan to staff for review prior to returning to the HDRC.
- viii. That the applicant installs landscape elements that are consistent with those found historically in the district and submits an updated landscaping plan to staff for review prior to returning to the HDRC based on finding s.

- ix. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

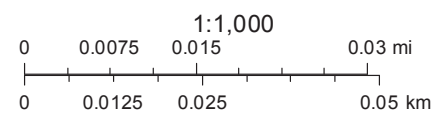


# City of San Antonio One Stop

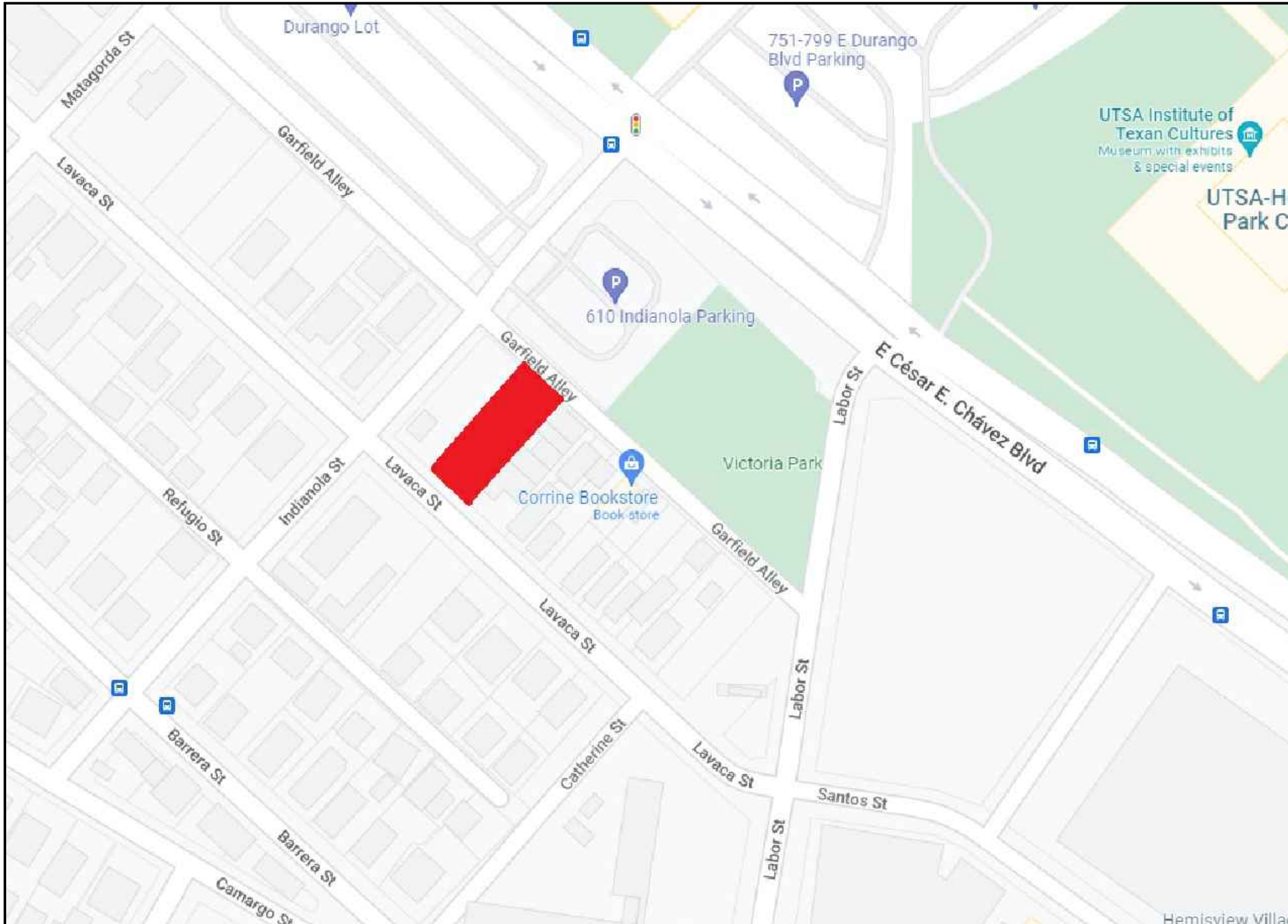


July 13, 2022

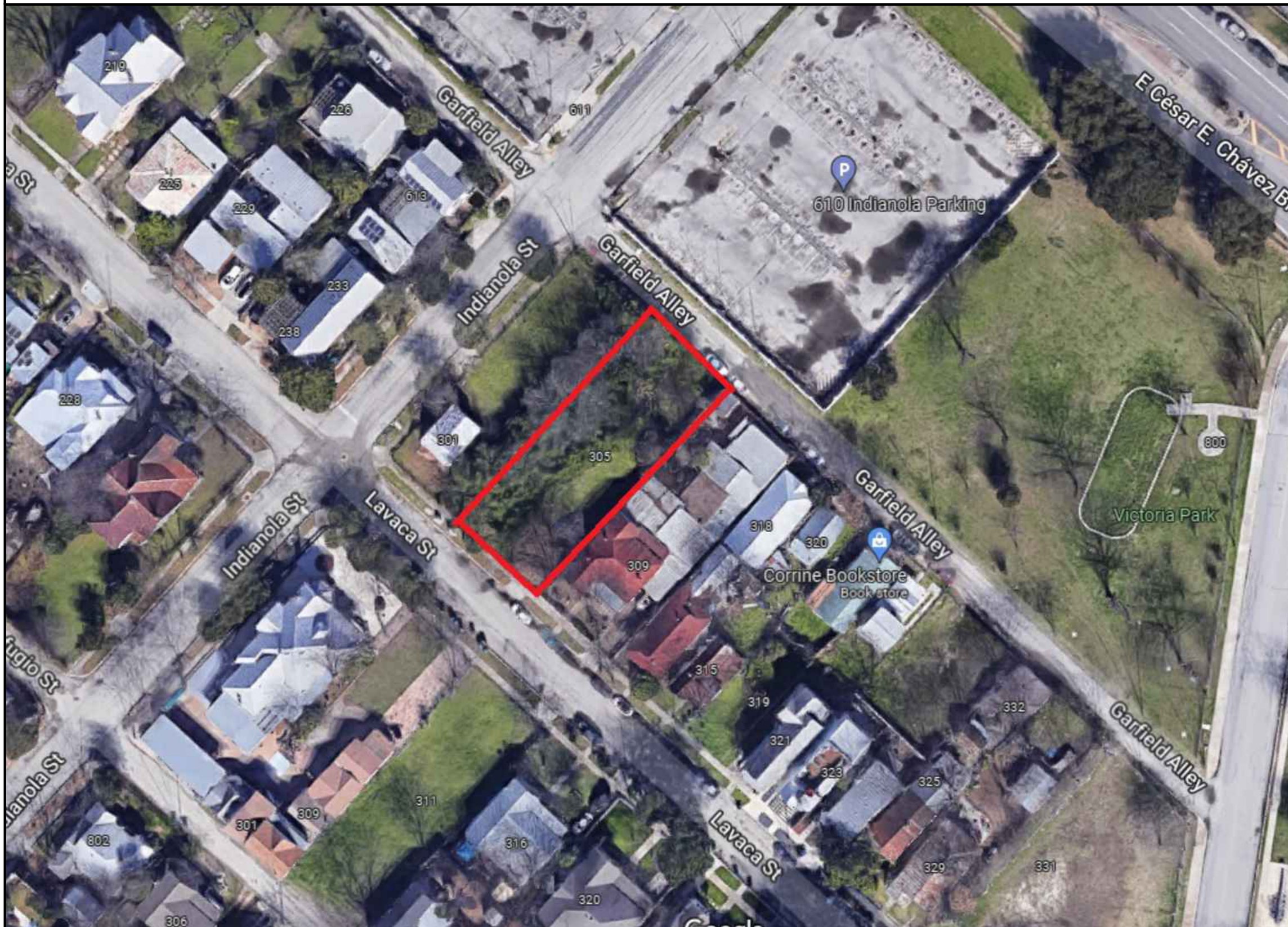
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1 LOCATION MAP  
SCALE: N/A



2 SATELLITE MAP  
SCALE: N/A



### CODE INFORMATION

ZONING: RM-4  
ZONING OVERLAY: H, HS  
LOT SIZE: 0.198 ACRES OR 8624 SF  
MAXIMUM HEIGHT: 35' ABOVE GRADE AT FRONT OF BUILDING

### CODE COMPLIANCE

2018 INTERNATIONAL RESIDENTIAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2017 NATIONAL ELECTRICAL CODE

DUPLEX 1 TOTAL FOOT  
PRINT: 1696 SF

DUPLEX 2 TOTAL FOOT  
PRINT: 1696 SF

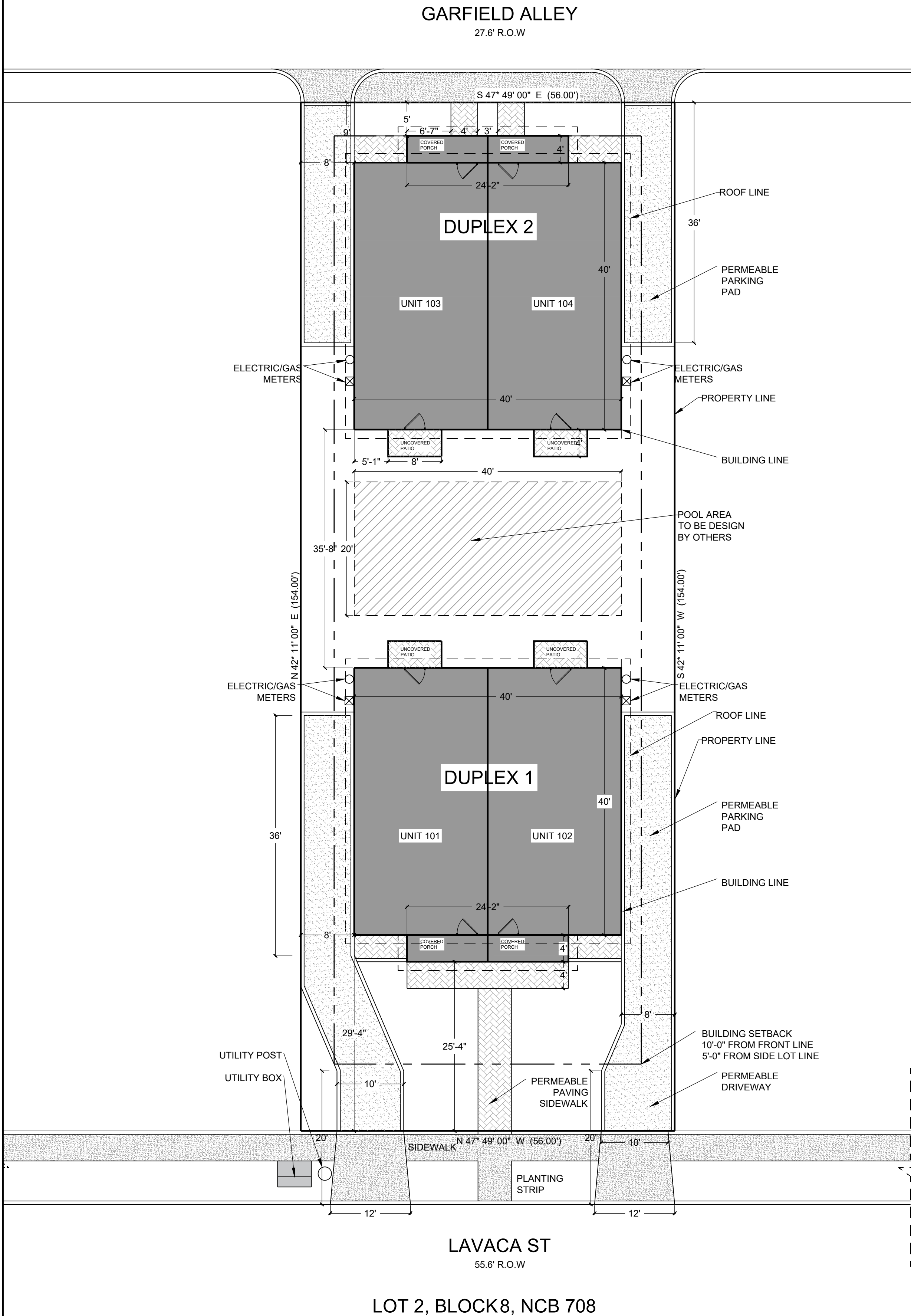
LOT SQUARE FOOTAGE:  
8624 SF

BUILDING TO LOT RATIO:  
39.4 %

### DUPLEX AREAS

FIRST FLOOR: 1600 SF.  
SECOND FLOOR: 1600 SF.  
TOTAL : 3200 SF

COVERED PORCH: 96 SF.  
COVERED BALCONY: 96 SF.



3 SITE PLAN  
3/32" = 1'-0"



PROJECT:  
305 Lavaca St

CLIENT:  
JONES COMPANY

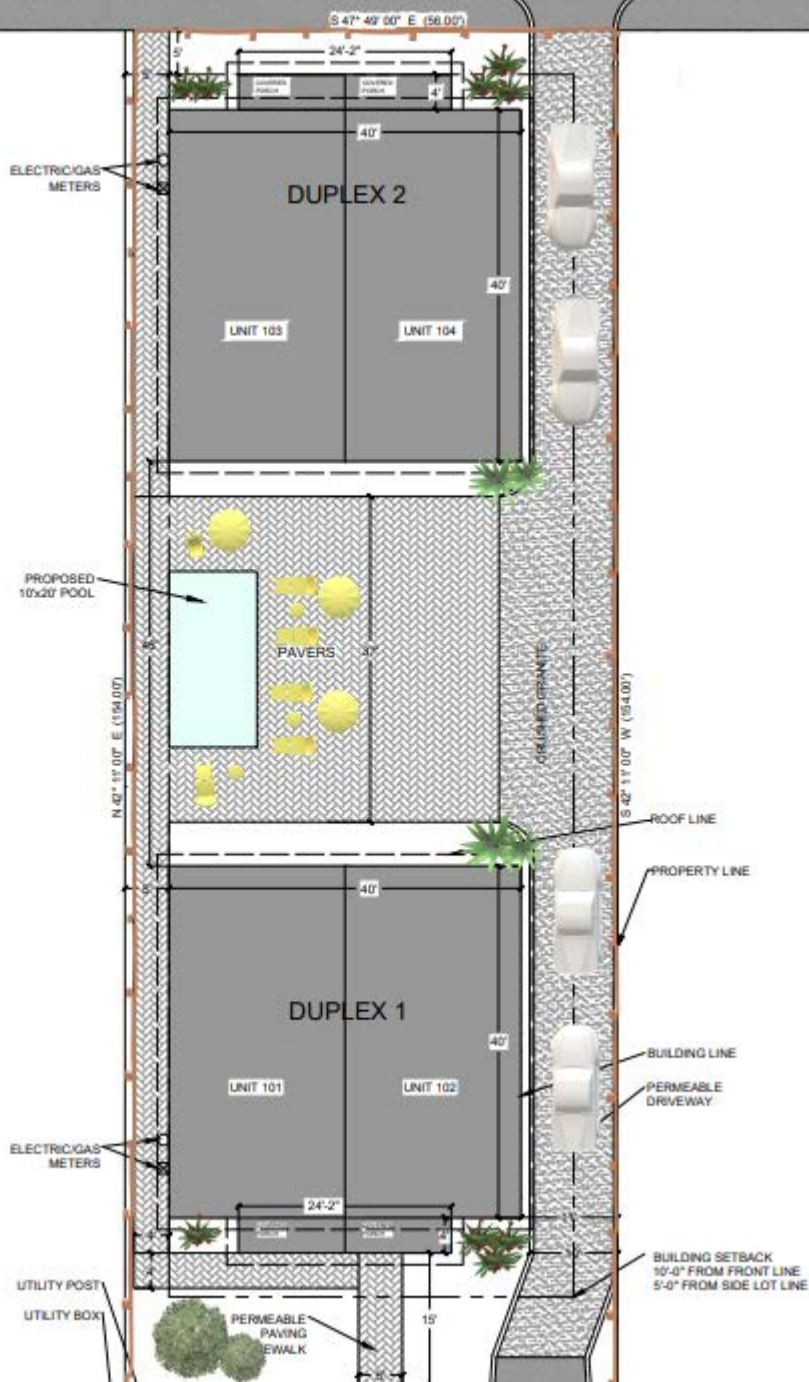
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San Antonio, TX 78210

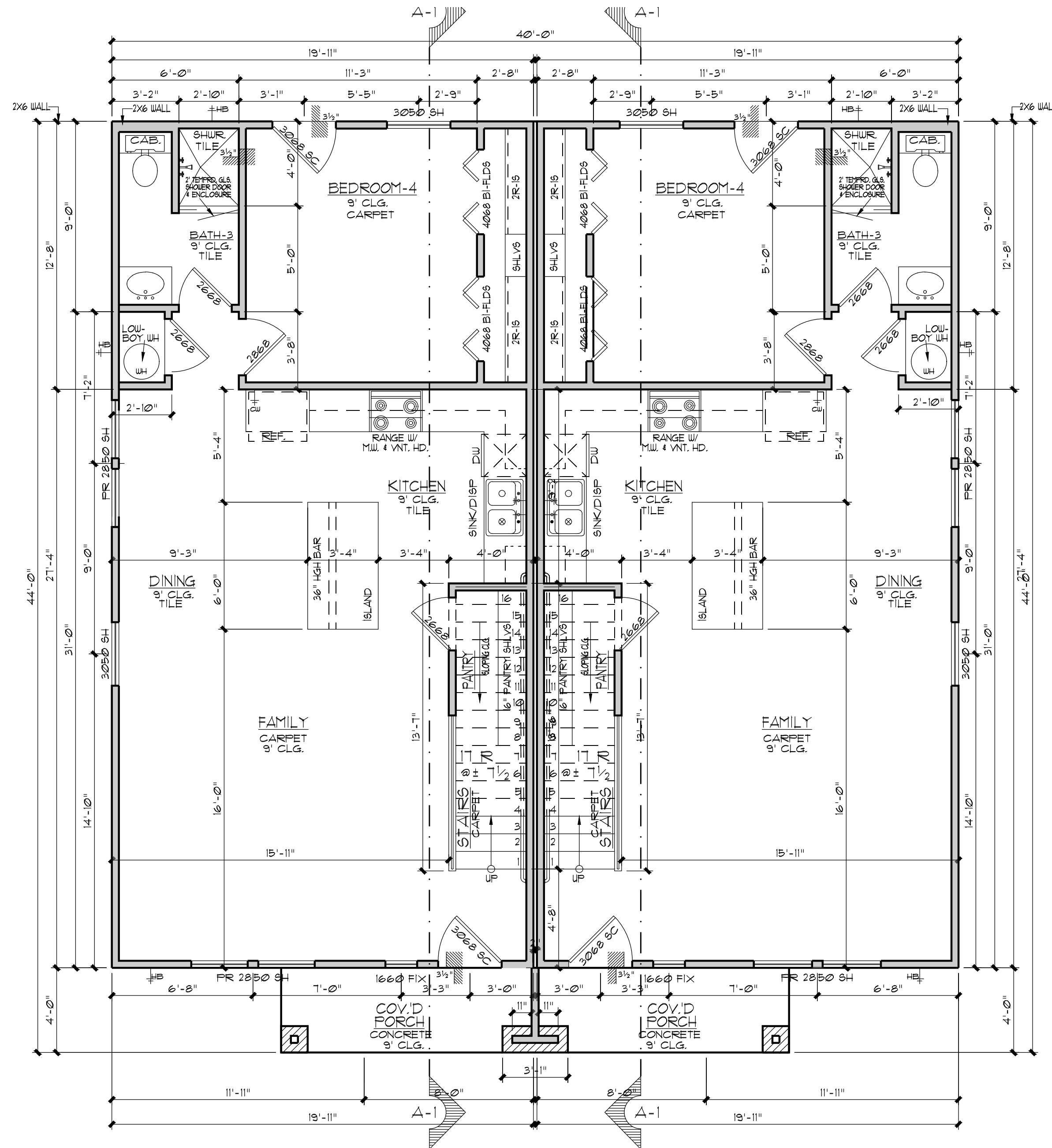
REVISIONS:

JOB #A801  
DATE:  
04/26/2022

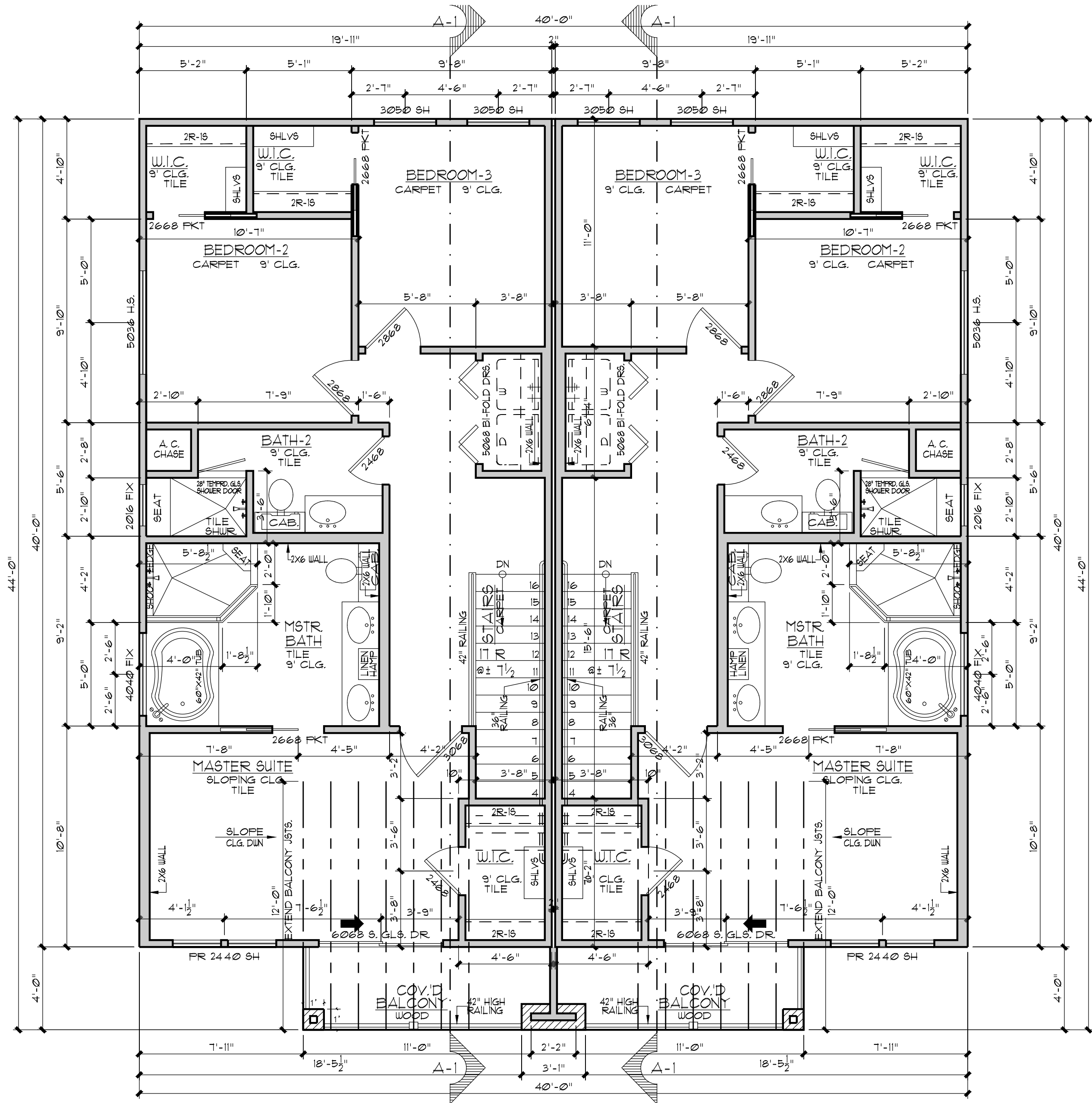
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PAGE 1 OF #







1 FLOOR PLAN- 1ST LEVEL  
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN-2ND LEVEL  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE TABULATIONS PER APT.	
1st FLOOR	787 *
2nd FLOOR	787 *
LIVING AREA	1584 *
COV. PATIO	32 *
UNCOV. BALCONY	48 *
TOTAL CONSTR. PER APARTMENT	1674 *

PROJECT:  
305 Lavaca St

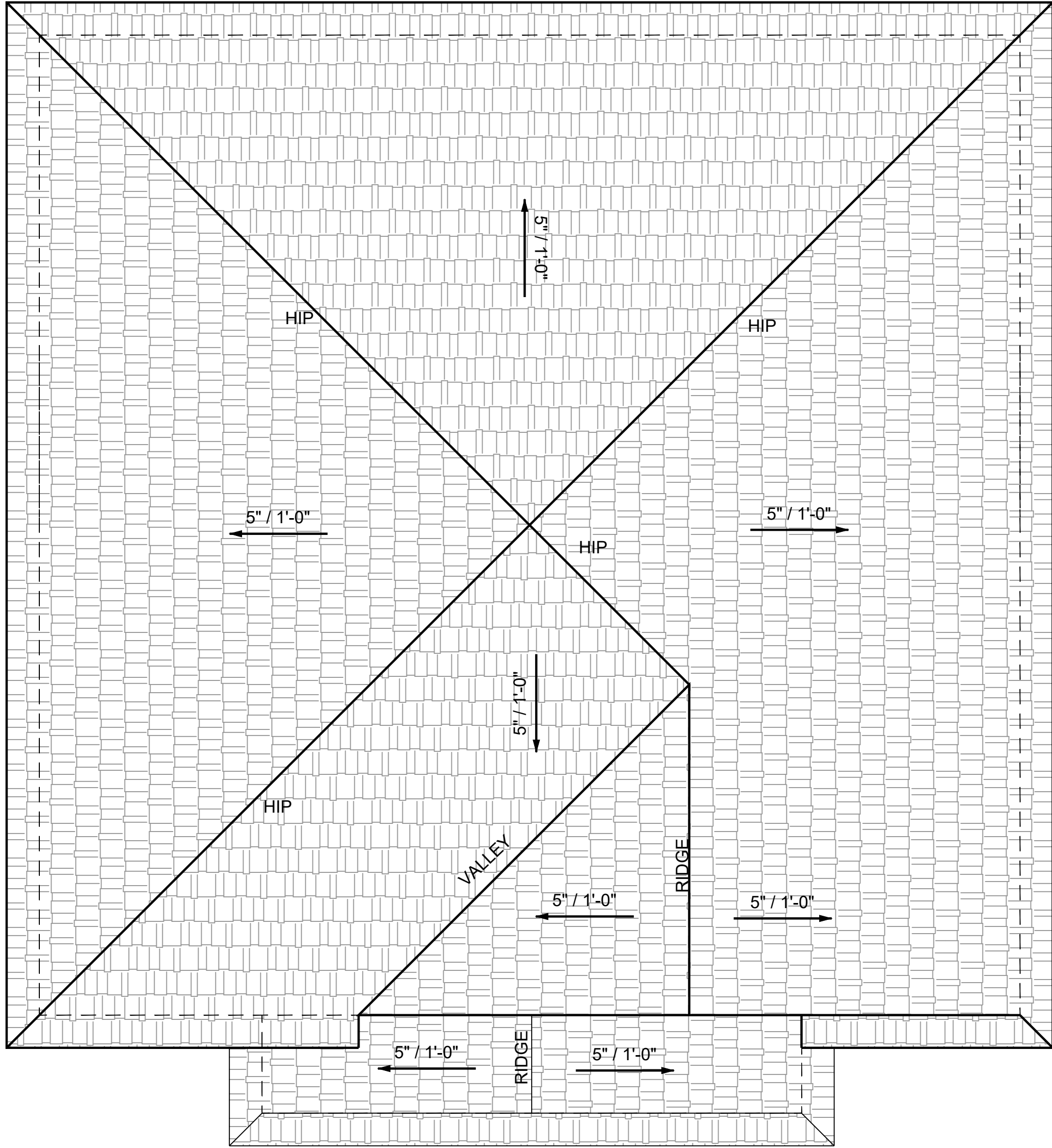
CLIENT:  
JONES COMPANY

ADDRESS:  
305 Lavaca St,  
San Antonio, TX 78210

REVISIONS:

JOB #A801  
DATE:  
04/26/2022

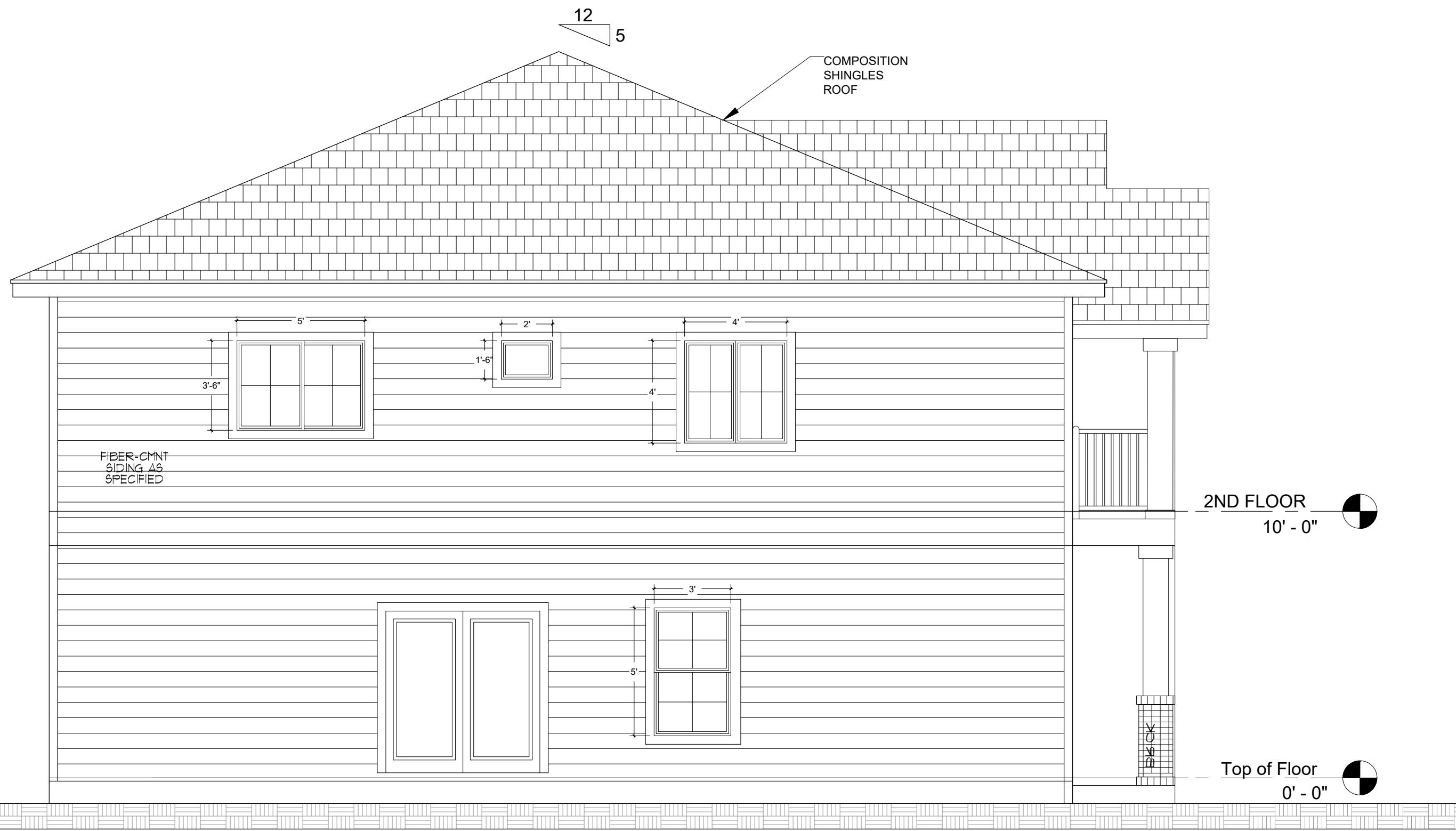
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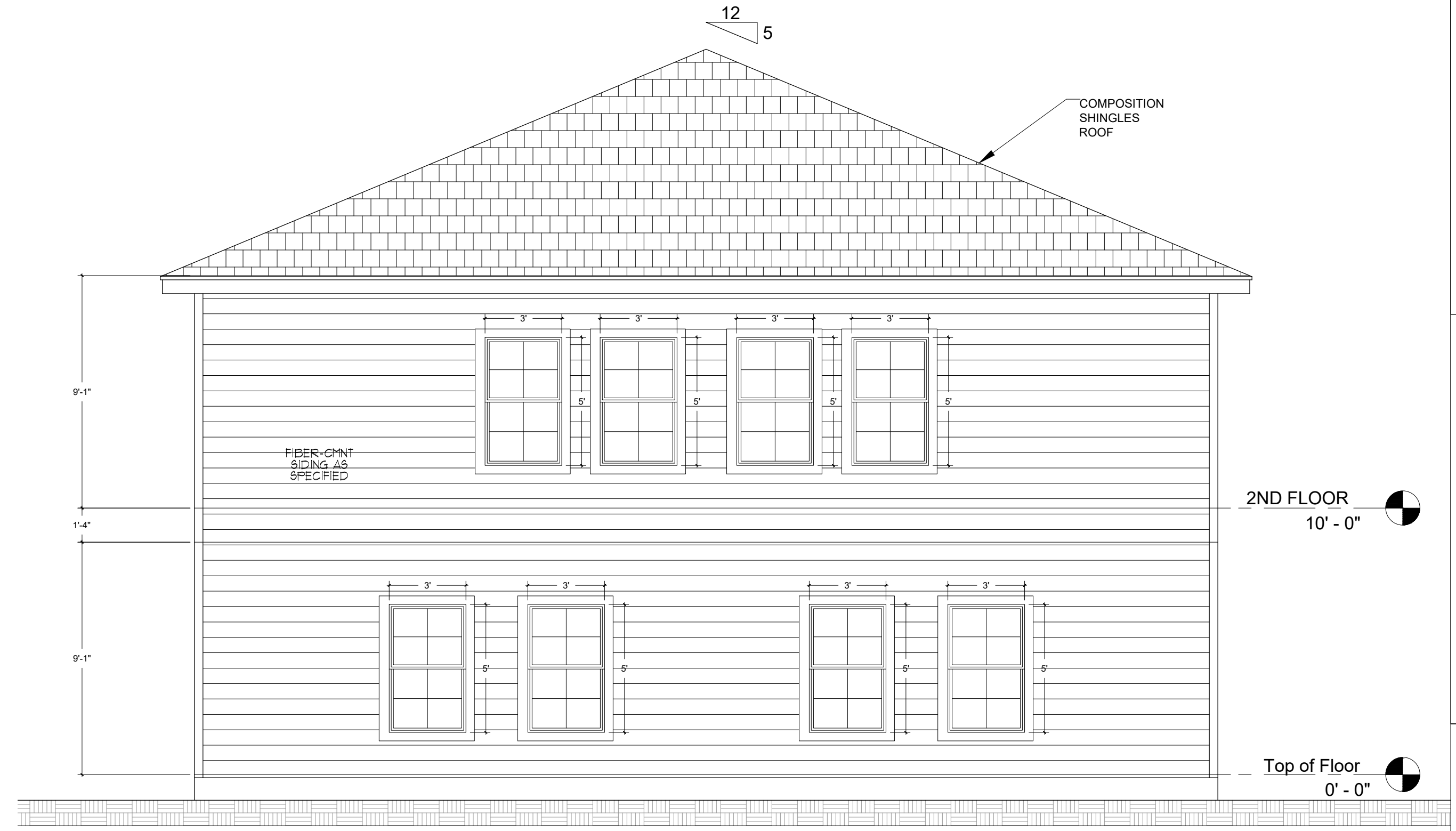
3 ROOF PLAN

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

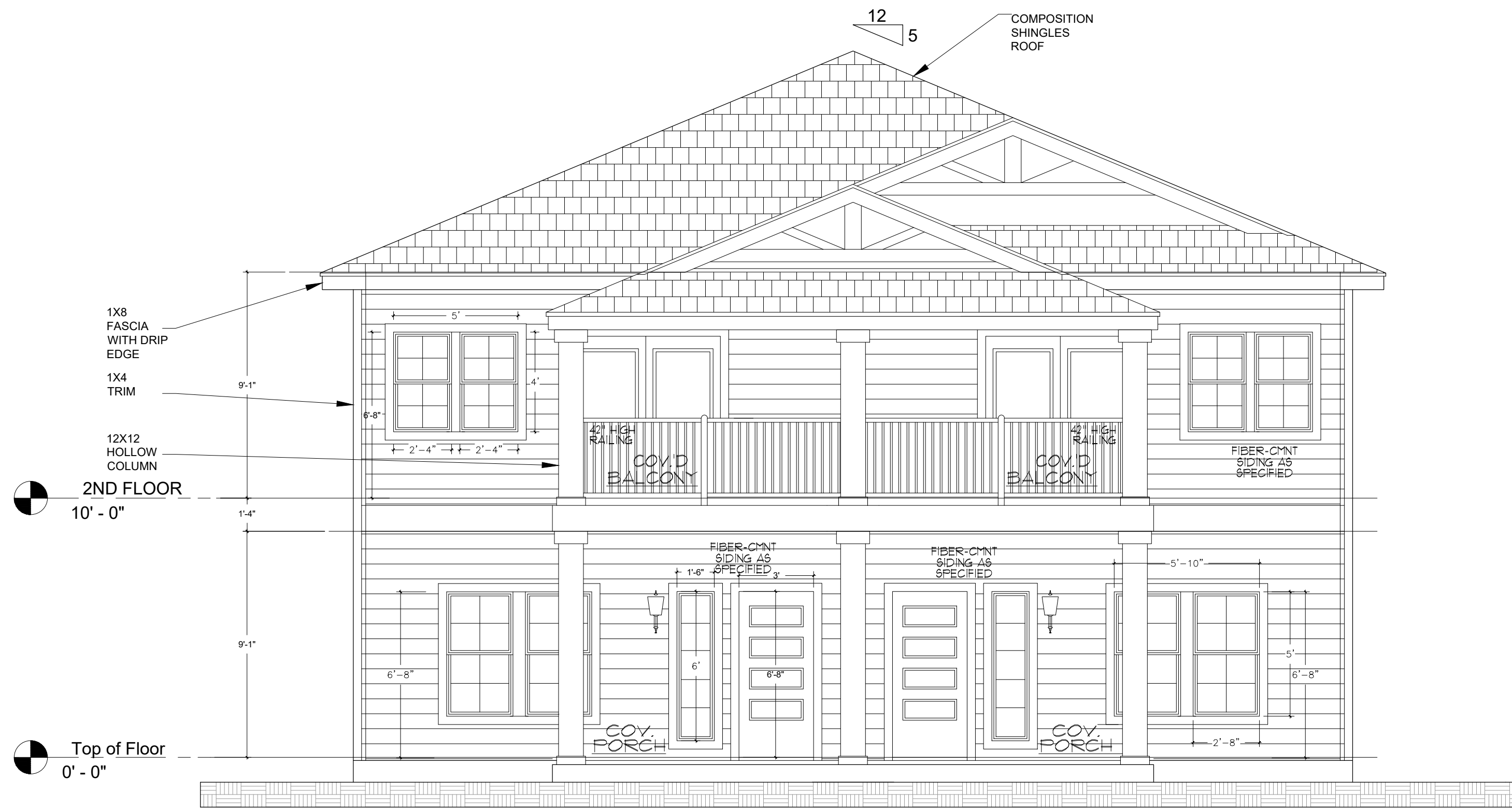
PROJECT: 305 Lavaca St	CLIENT: JONES COMPANY	ADDRESS: 305 Lavaca St, San Antonio, TX 78210	REVISIONS:	JOB #A801 DATE: 04/26/2022	SHEET#: A4 PAGE 4 OF #
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④ SIDE ELEVATION- WEST  
SCALE: 1/4" = 1'-0"



③ REAR ELEVATION- NORTH  
SCALE: 1/4" = 1'-0"



① FRONT ELEVATION- SOUTH  
SCALE: 1/4" = 1'-0"



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

PROJECT:  
305 Lavaca St

CLIENT:  
JONES COMPANY

ADDRESS:  
305 Lavaca St,  
San Antonio, TX 78210

REVISIONS:

JOB #A801  
DATE:  
04/26/2022

SHEET#:

A3

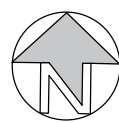
PAGE 3 OF #



..\\..\\OneDrive\\Documents\\305 Lavaca St\\MAP.jpg

1 LOCATION MAP

SCALE: N/A



..\\..\\OneDrive\\Documents\\305 Lavaca St\\SAT MAP.jpg

2 SATELLITE MAP

SCALE: N/A



CODE INFORMATION

ZONING: RM-4  
ZONING OVERLAY: H, HS  
LOT SIZE: 0.198 ACRES OR 8624 SF  
MAXIMUM HEIGHT: 35' ABOVE GRADE AT FRONT OF BUILDING

CODE COMPLIANCE

2018 INTERNATIONAL RESIDENTIAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2017 NATIONAL ELECTRICAL CODE

DUPLEX 1 TOTAL FOOT  
PRINT: 1696 SF

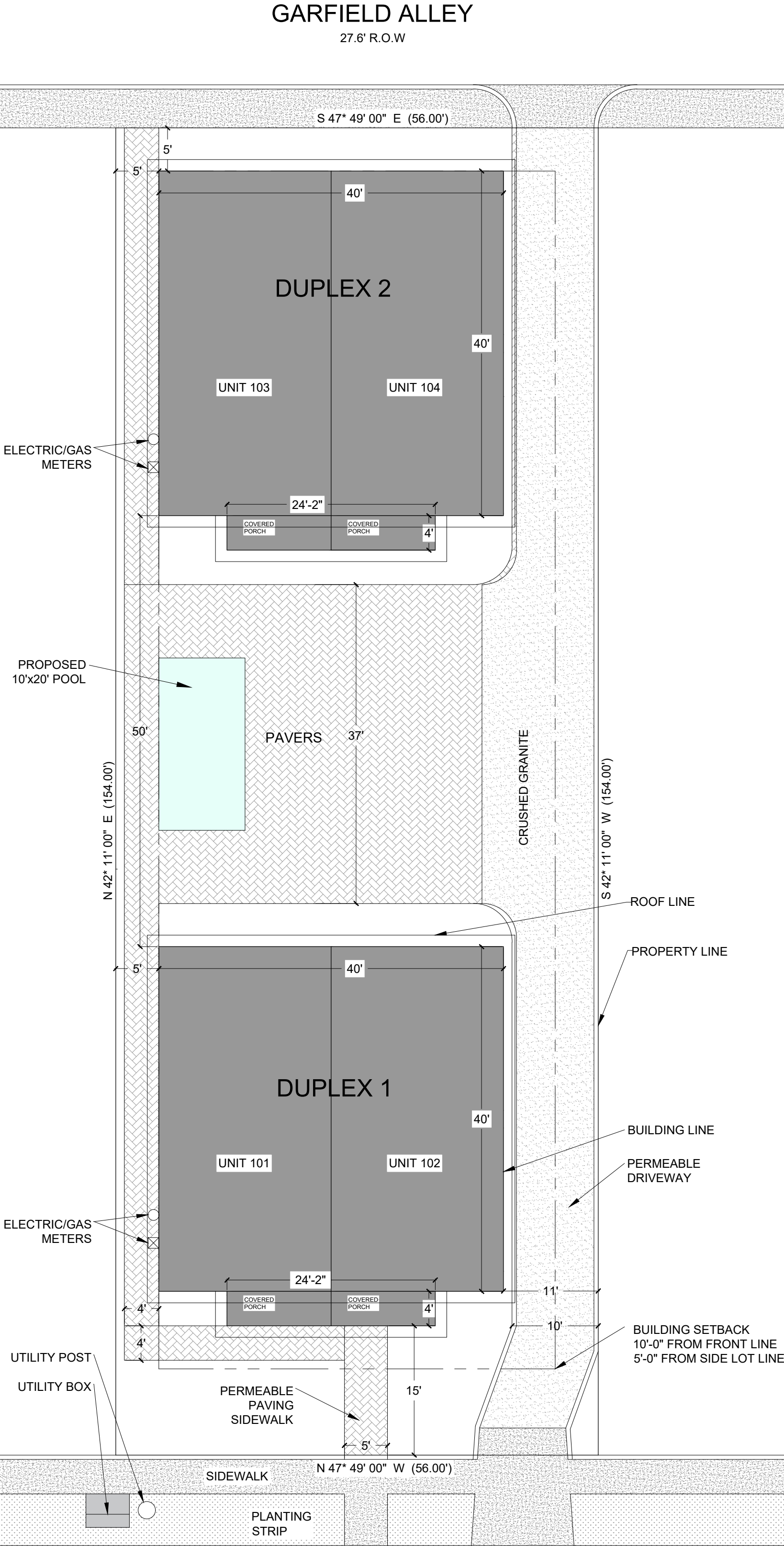
DUPLEX 2 TOTAL FOOT  
PRINT: 1696 SF

LOT SQUARE FOOTAGE:  
8624 SF

BUILDING TO LOT RATIO:  
39.4 %

DUPLEX AREAS

FIRST FLOOR: 1600 SF.  
SECOND FLOOR: 1600 SF.  
TOTAL : 3200 SF  
COVERED PORCH: 96 SF.  
COVERED BALCONY: 96 SF.



3 SITE PLAN

3/32" = 1'-0"



PROJECT:  
305 Lavaca St

CLIENT:  
JONES COMPANY

ADDRESS:  
305 Lavaca St,  
San Antonio, TX 78210

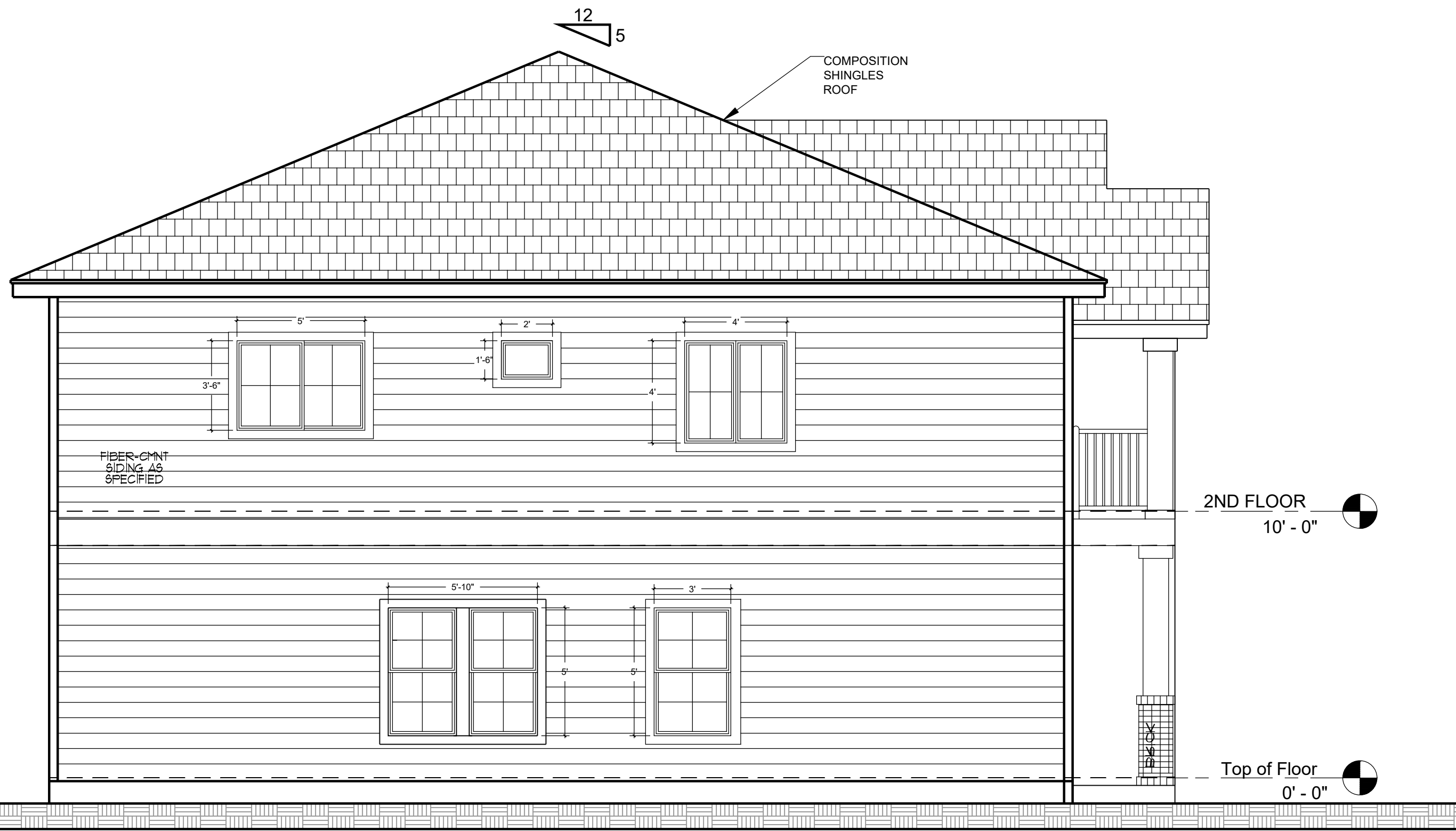
REVISIONS:

JOB #A801  
DATE:  
08/09/2022

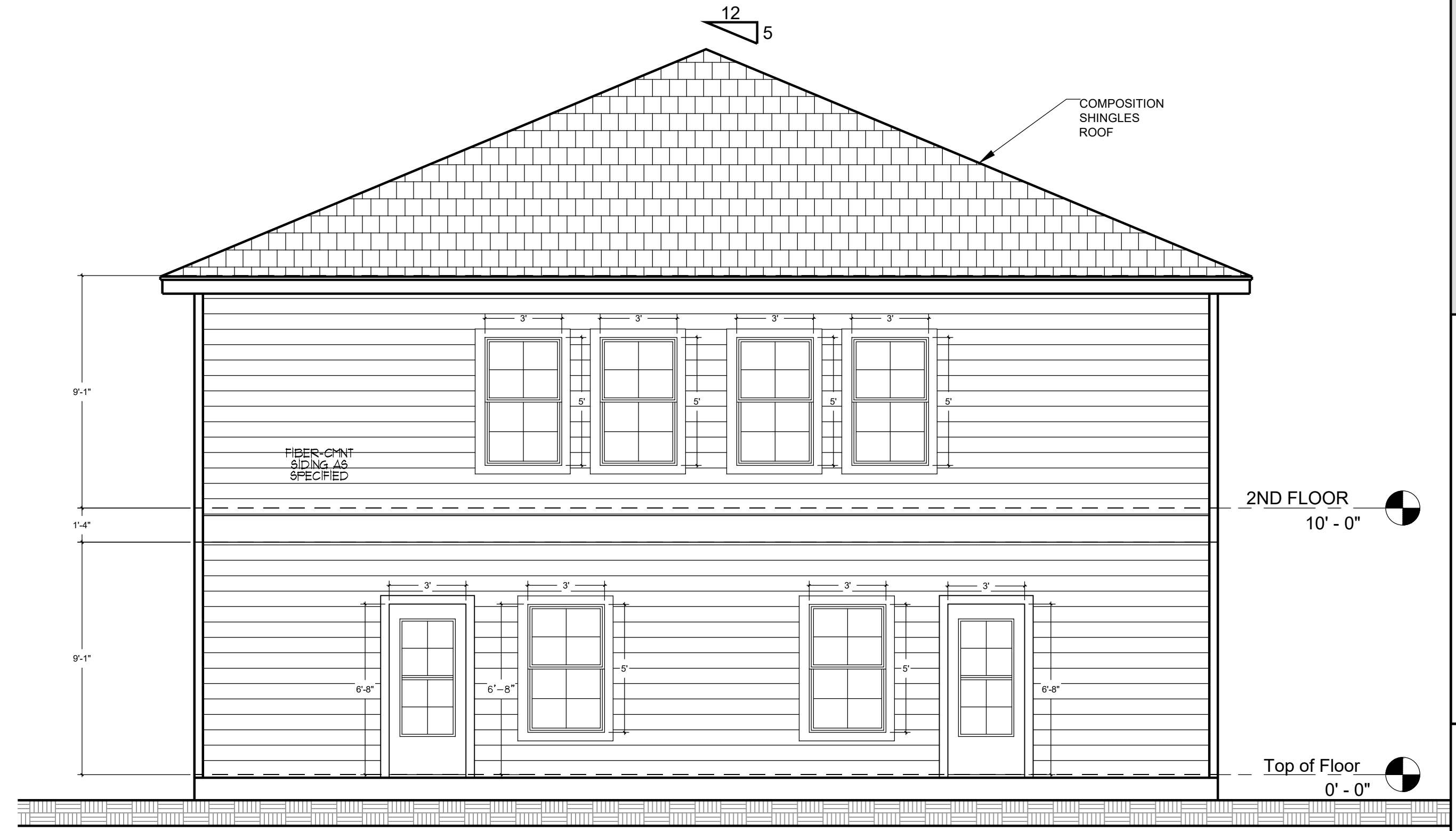
SHEET#:

A1

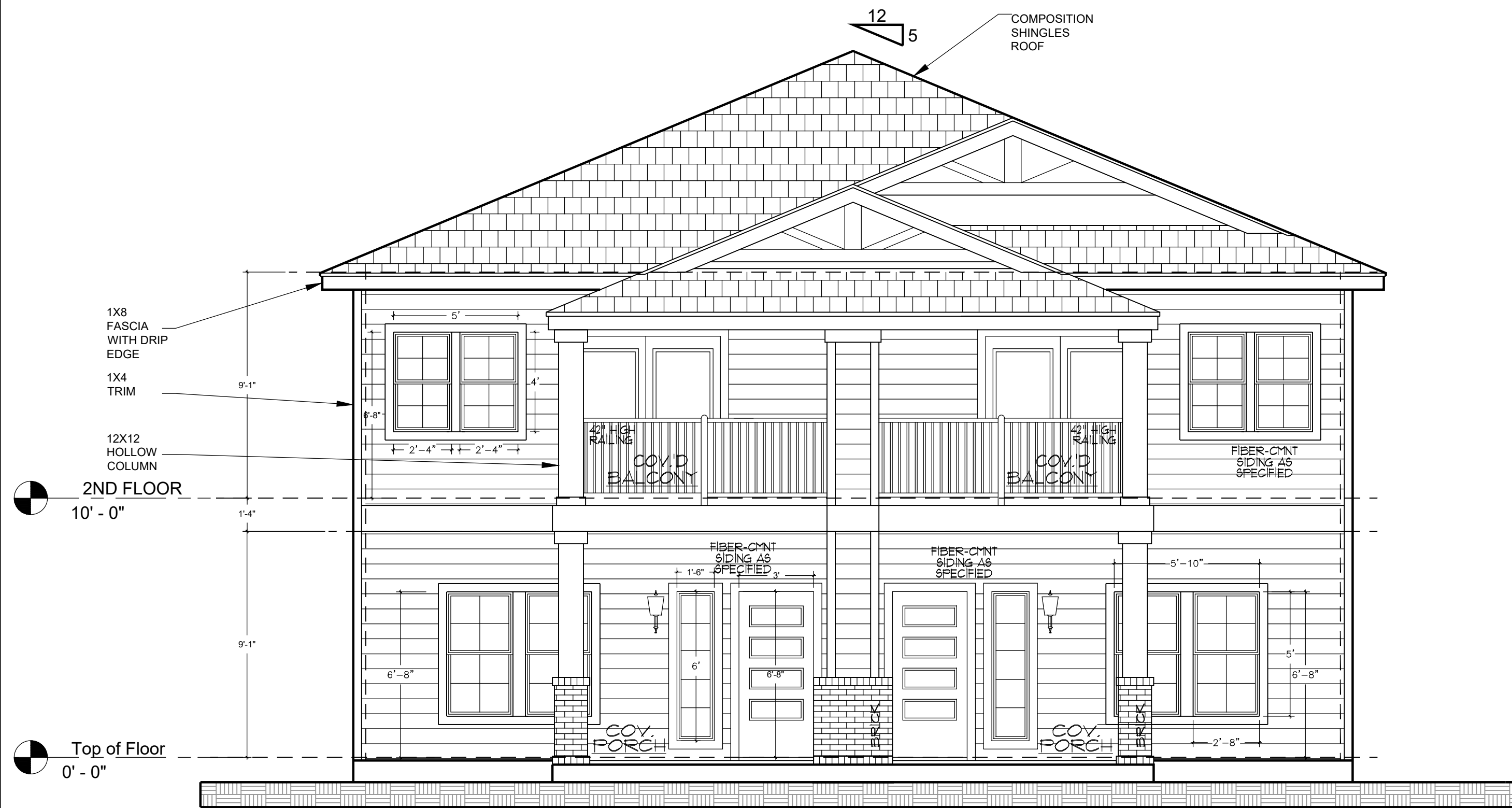
PAGE 1 OF #



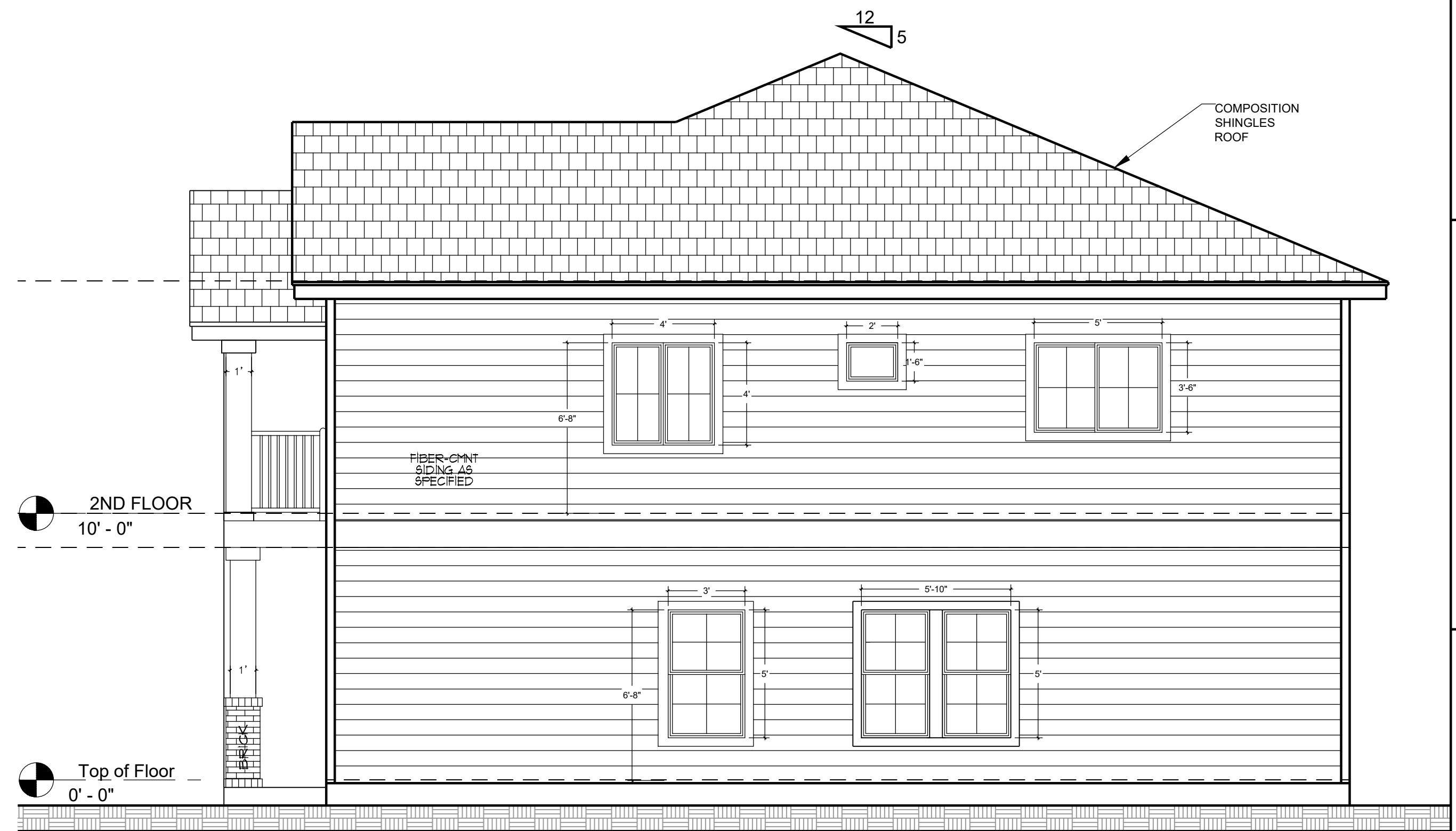
④ SIDE ELEVATION- WEST  
SCALE: 1/4" = 1'-0"



③ REAR ELEVATION- NORTH  
SCALE: 1/4" = 1'-0"



① FRONT ELEVATION- SOUTH  
SCALE: 1/4" = 1'-0"



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

PROJECT:  
305 Lavaca St

CLIENT:  
JONES COMPANY

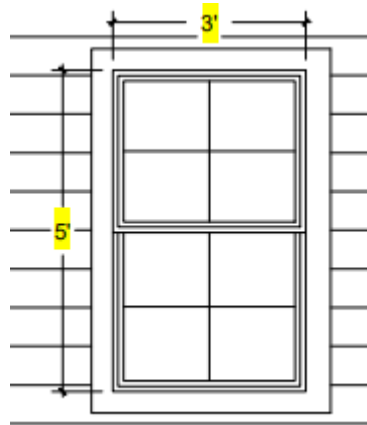
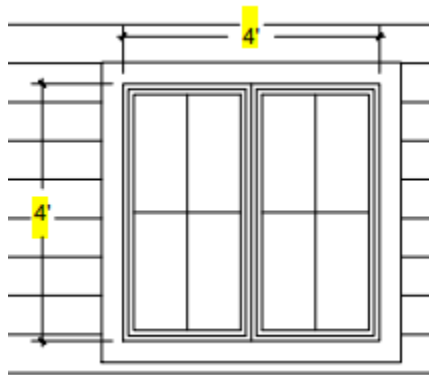
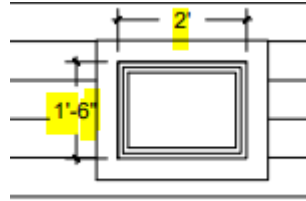
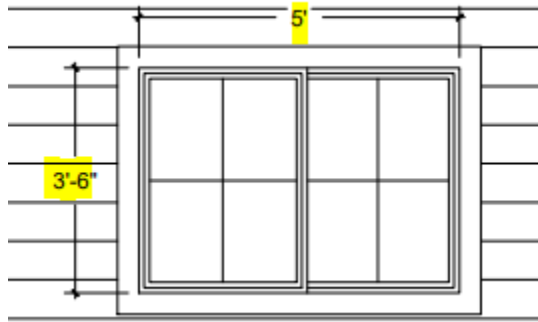
ADDRESS:  
305 Lavaca St,  
San Antonio, TX 78210

REVISIONS:

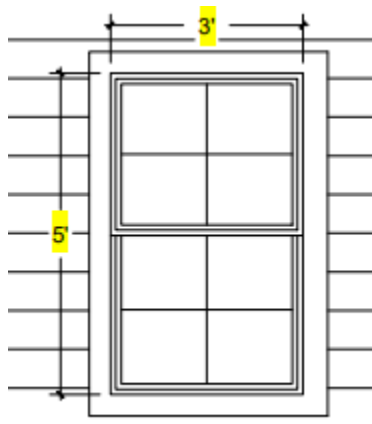
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DATE:  
04/26/2022

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**A3**  
PAGE 3 OF #

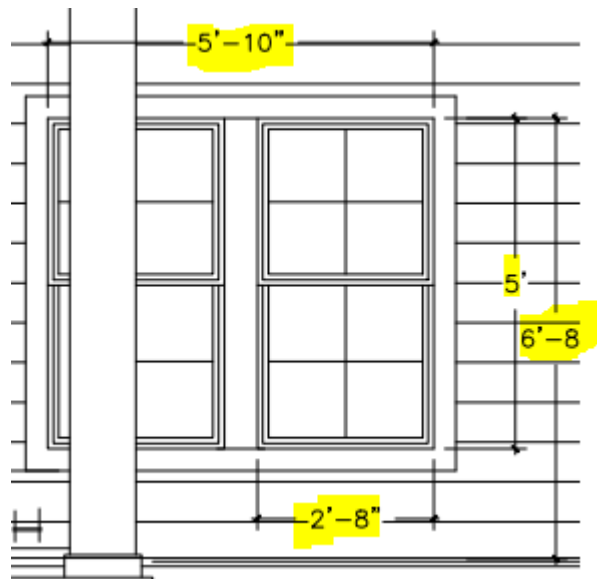
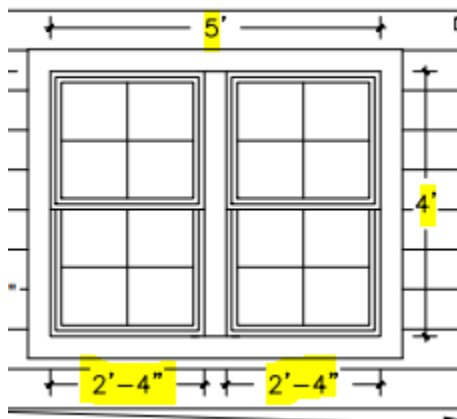
## SIDE ELEVATION

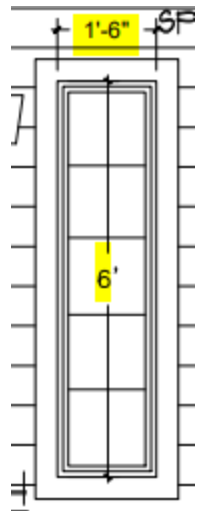


## REAR ELEVATION



## FRONT ELEVATION









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Mullion Options .....	9

**Section Details**

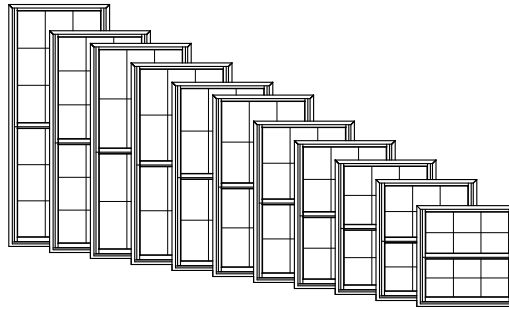
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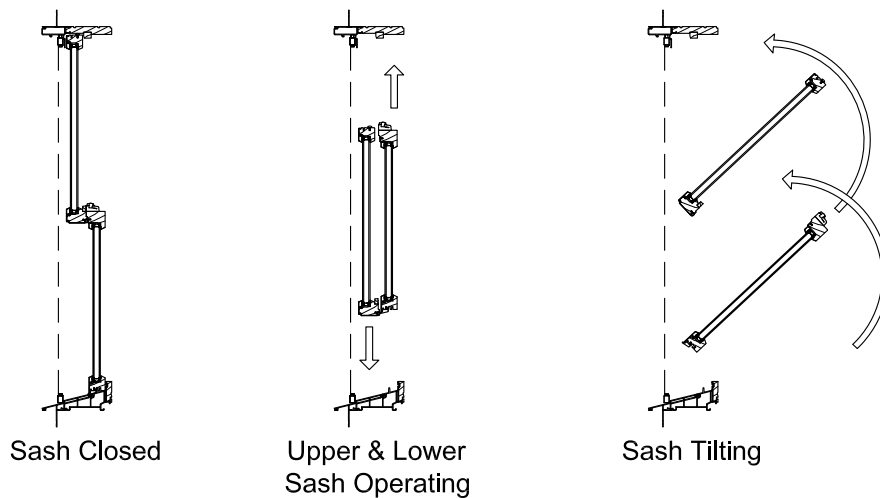


## GENERAL INFORMATION



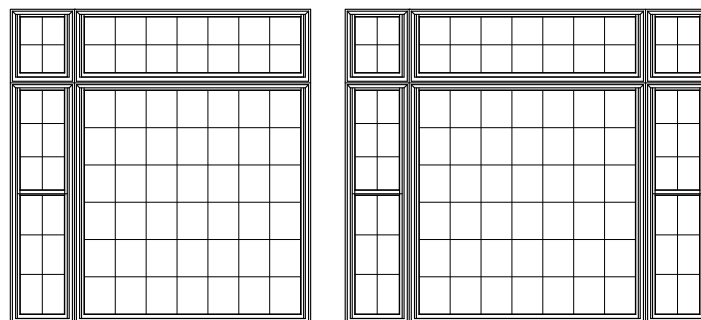
### Dimensional Windows

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.



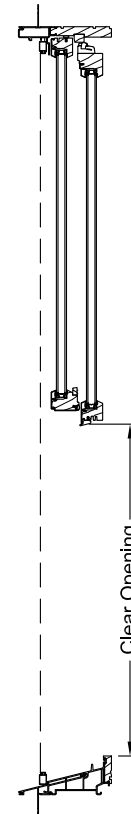
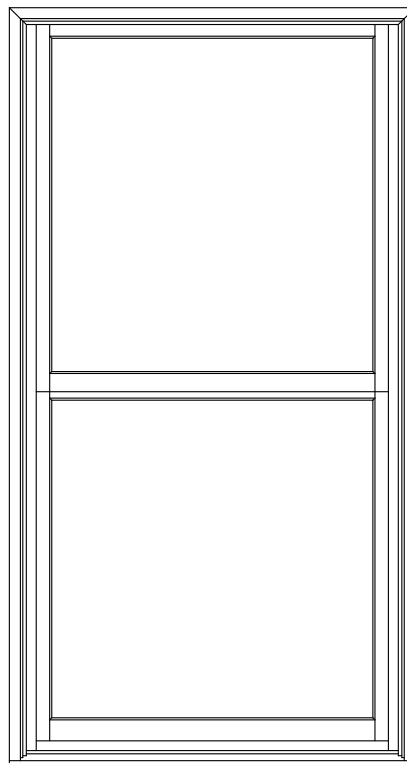
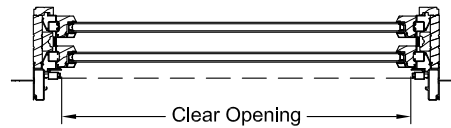
### Multiple Assemblies

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





## CLEAR OPENING FORMULAS



Double-Hung (Even Divide)

Vertical =  $(\text{Frame Height} / 2) - 3 \frac{5}{8}"$

Horizontal =  $\text{Frame Width} - 3 \frac{9}{16}"$



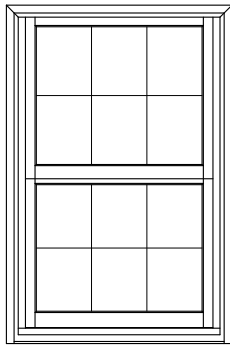
## LITE CUT INFORMATION

---

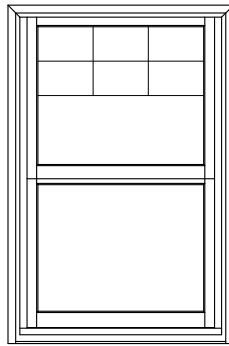
### Lite Cut Options

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.

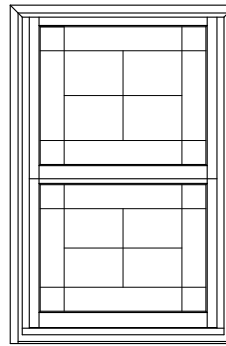
Special lite cut patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



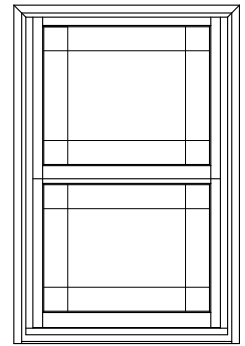
Colonial



Colonial from  
Top Down



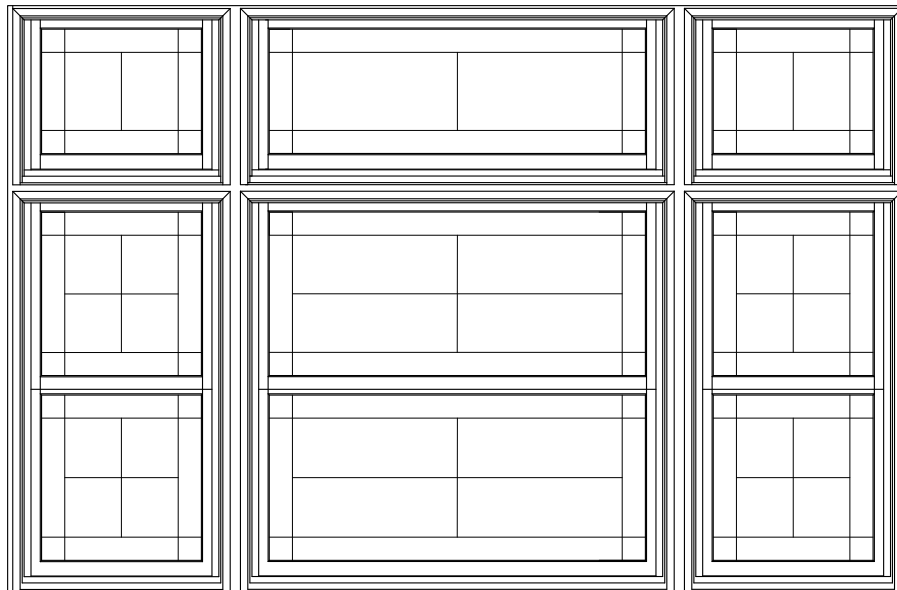
Uneven



Prairie

### Bar Alignment

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG, and SDL's may be specified with muntin bars aligned.

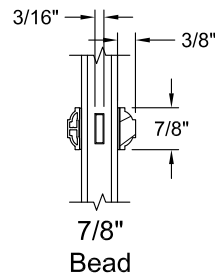




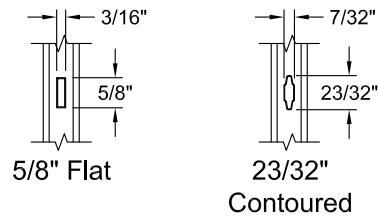
## GRID OPTIONS

Exterior ← → Interior

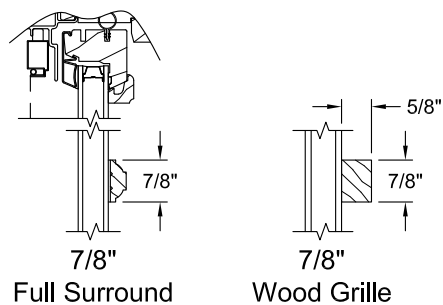
### SDL Option



### GBG Options



### Grille Options







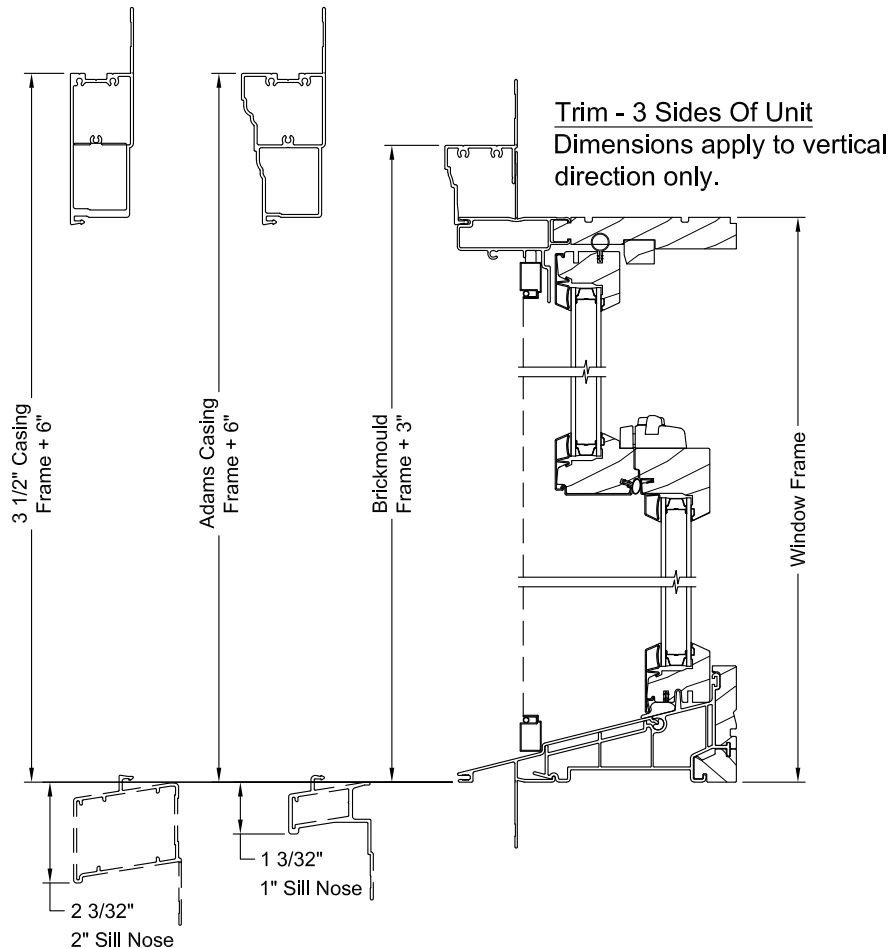
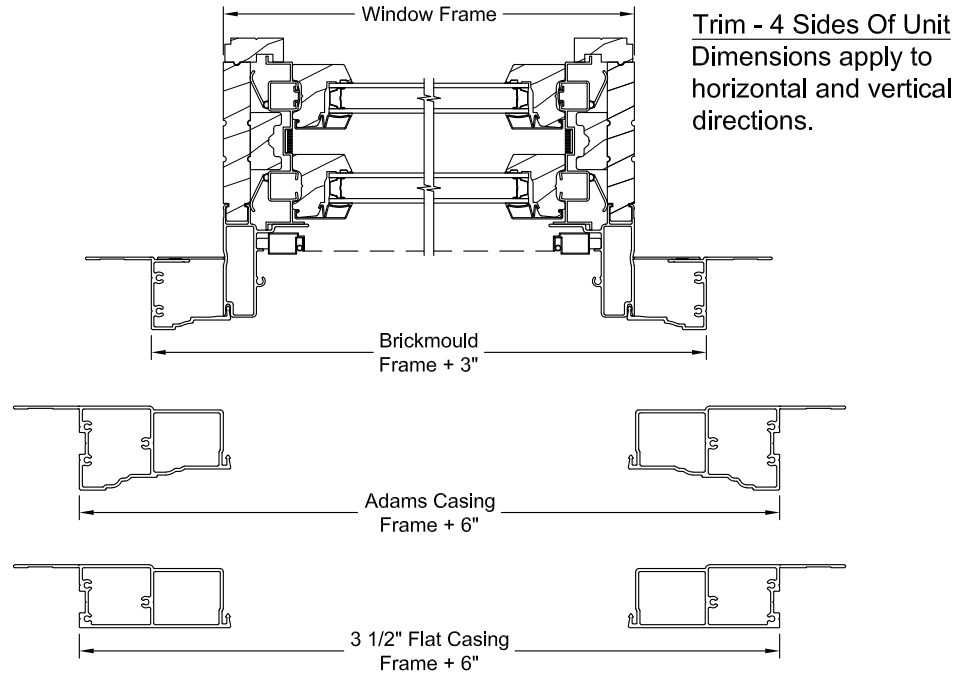
## UNIT SIZING

### Rough Opening

The frame size of the window plus 3/4"

### Masonry Opening

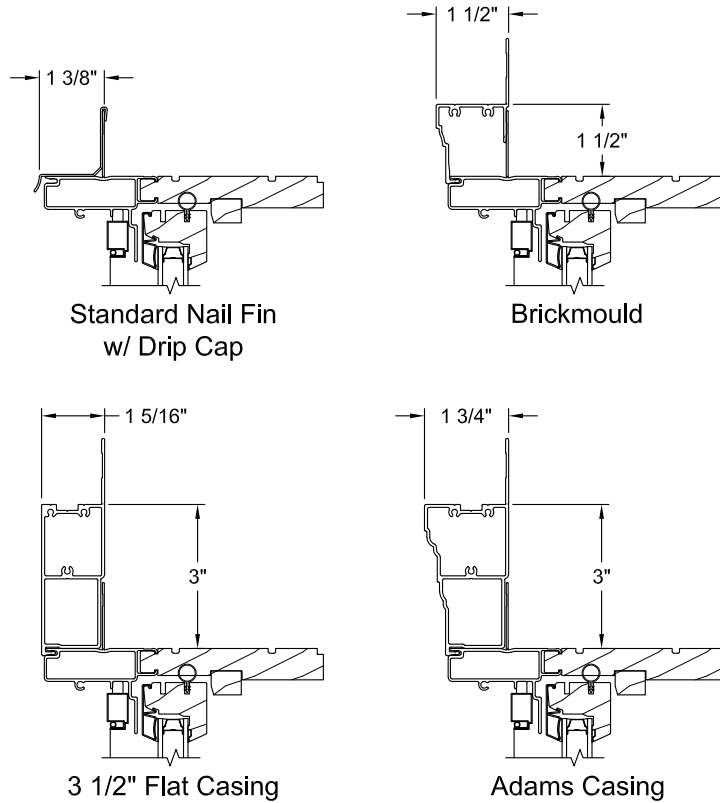
The overall size of the window, including trim, plus 1/2"



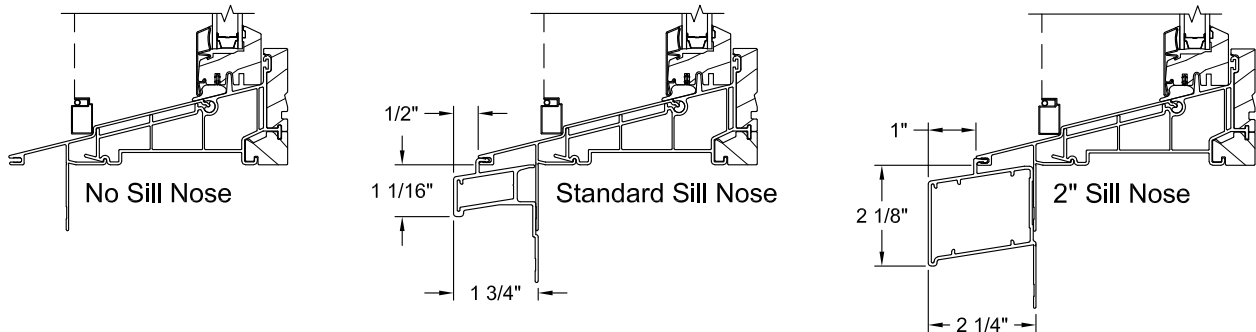


## TRIM & SILL OPTIONS

### Trim Options

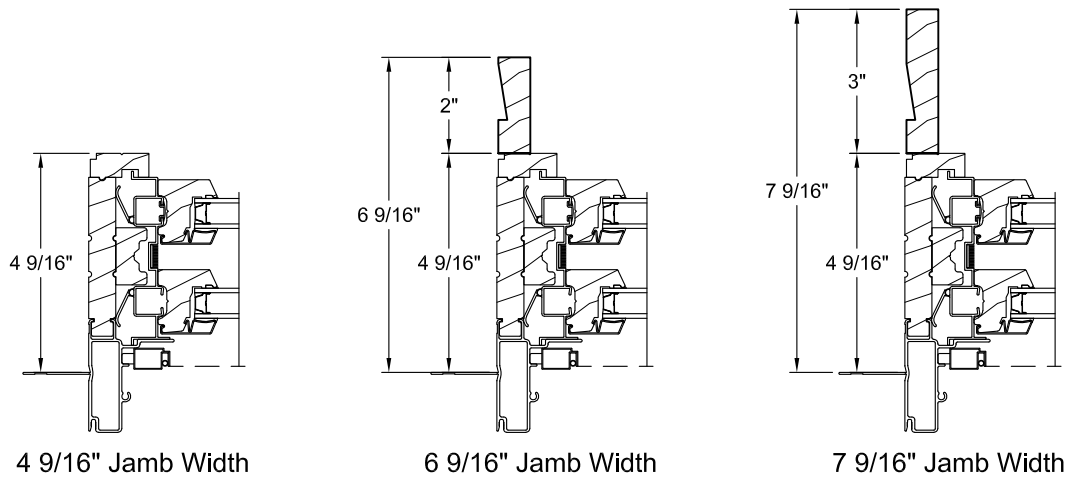


### Sill Options



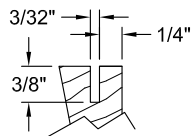


## JAMB EXTENDER & PREP FOR STOOL OPTIONS



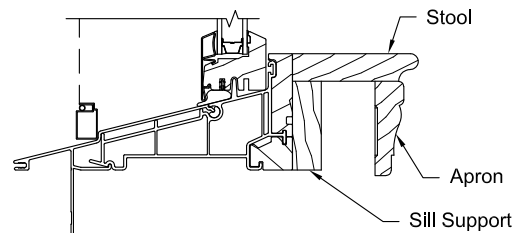
### Return Kerf:

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



4/4 Jamb Typ.

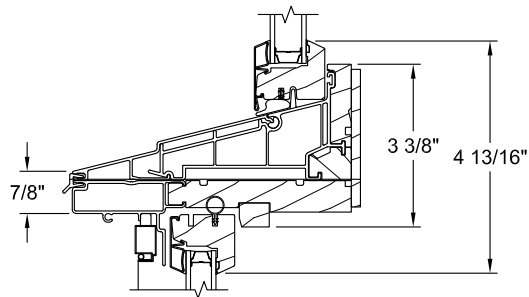
### Prep for Stool



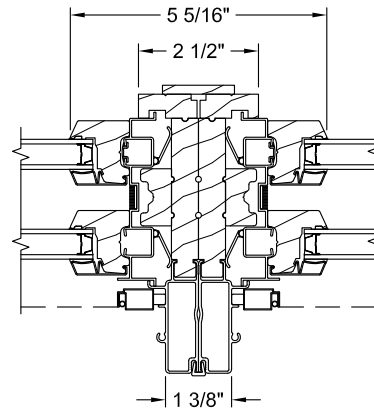
Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.



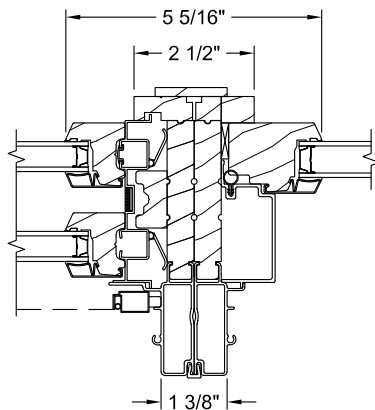
## MULLION OPTIONS



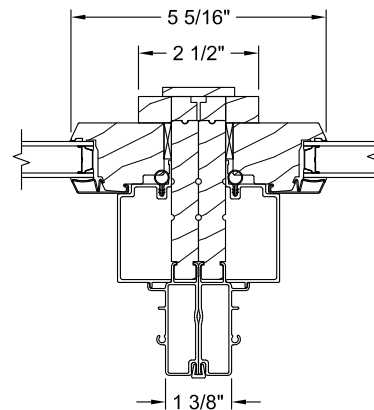
Geometric Insash Transom  
Operator



Operator / Operator



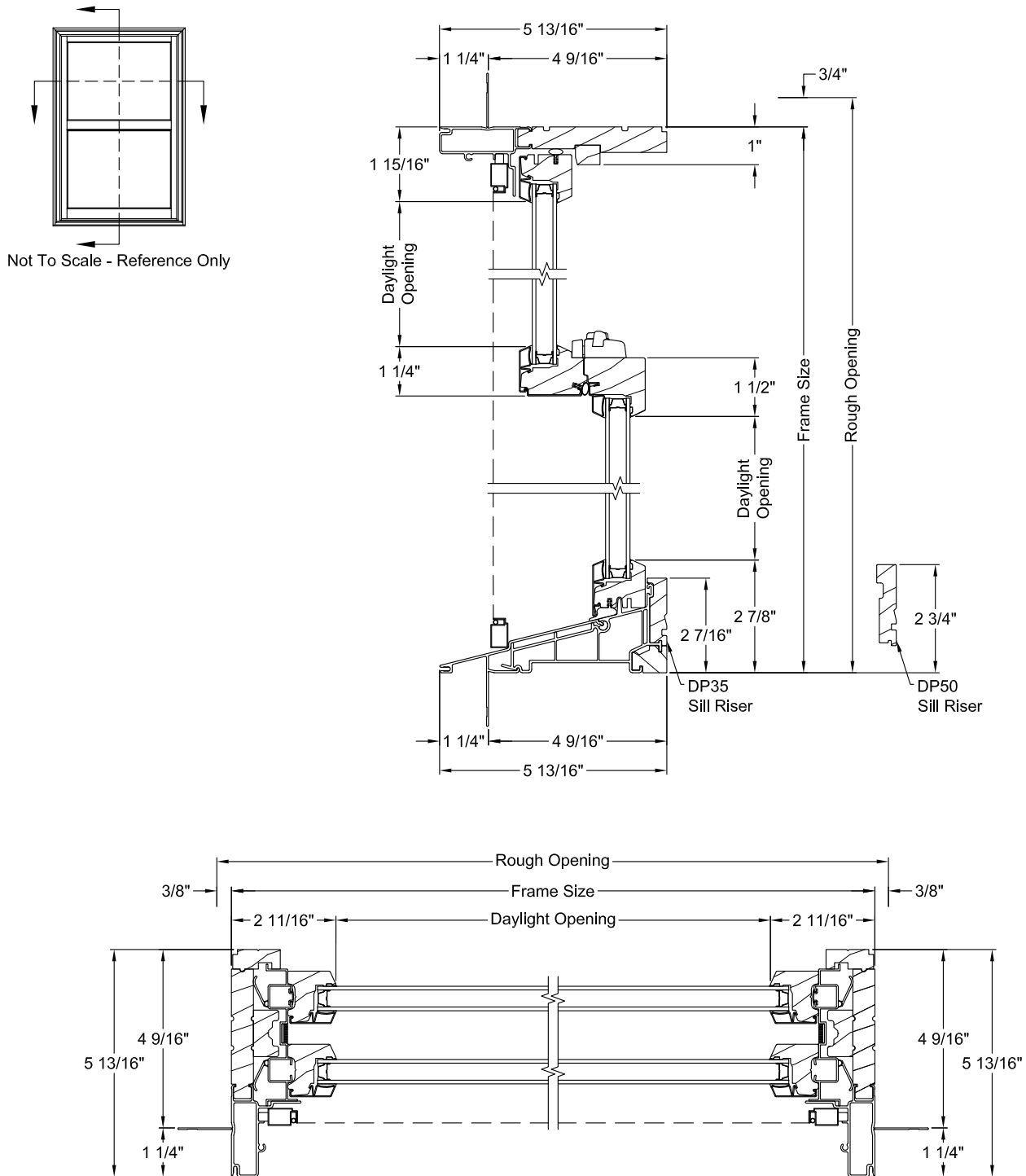
Operator / Geometric Insash



Geometric Insash / Geometric Insash



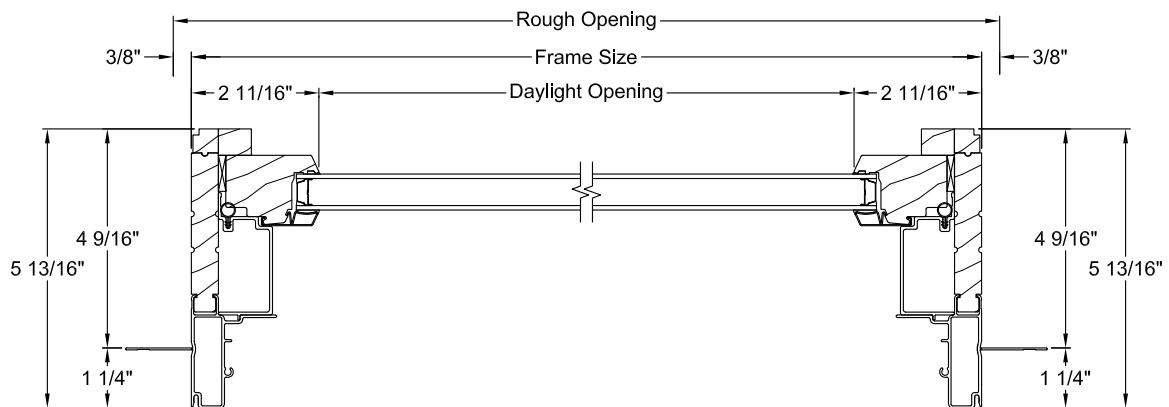
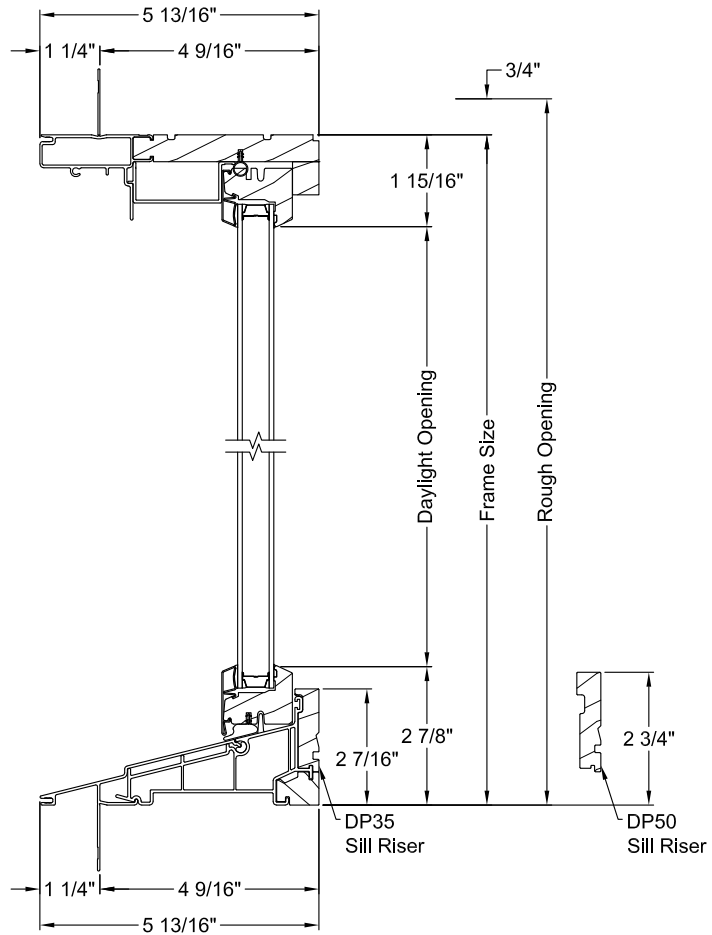
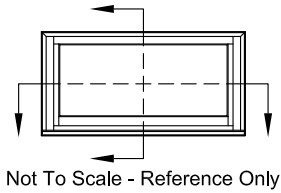
## OPERATOR SECTIONS







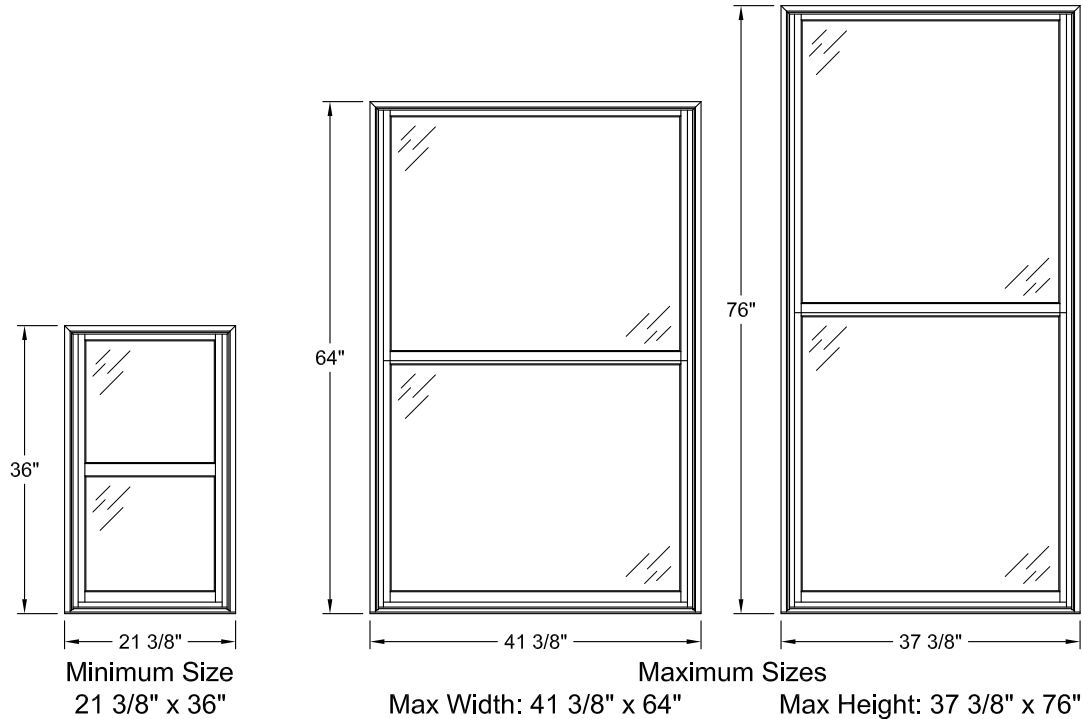
## GEOMETRIC INSASH TRANSOM SECTIONS





## MIN-MAX SIZING

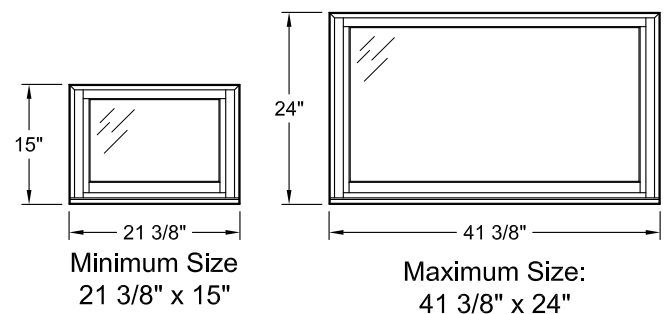
### Operator Sizing



Window Width			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
37 3/8"	41 3/8"		
Window Height			
36"	40"	48"	52"
56"	60"	64"	68"
72"	76"		

Window Width - Nominal			
19 1/4"	23 1/4"	27 1/4"	31 1/4"
35 1/4"			
Window Height - Nominal			
35 1/4"	41 1/4"	47 1/4"	53 1/4"
59 1/4"	65 1/4"	71 1/4"	

### Transom Sizing



Transom Width			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
37 3/8"	41 3/8"		
Transom Height			
15"	24"		

Transom Width - Nominal			
19 1/4"	23 1/4"	27 1/4"	31 1/4"
35 1/4"			
Transom Height - Nominal			
17 1/4"			

305 LAVACA DOOR SCHEDULE PER UNIT											
		LOCATION	DOOR SIZE	QUANTITY	SWING	LOCK	KEY	FIRE RATED	TEMPERED	NEED MATCHING LOCKS FOR ALL FRONT / SIDE DOORS	
1	1st Floor	Entry	36 x 80	1	R	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2		Pantry	30 x 80	1	L	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
3		WH	30 x 80	1	L	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
4		Bathroom	30 x 80	1	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
5		Shower	24 x 80	1	L	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6		Bedroom 4	30 x 80	1	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
7		Closet	40 x 68	2	Bi-fold	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
8		Side door	60 x 80	1	Sliding Glass Door	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
9	2nd Floor	Master Bedroom	36 x 80	1	L	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
10		WIC	28 x 80	1	L	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
11		Master Bath	30 x 80	1	Pocket Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
12		Patio	72 x 80	1	Sliding Glass Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13		Bathroom 2	28 x 80	1	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
14		Shower	28 x 80	1	L	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
15		Bedroom 2	32 x 80	1	L	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
16		WIC	30 x 80	1	Pocket Door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
17		Bedroom 3	32 x 80	1	L	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
18		WIC	30 x 80	1	Pocket Door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
19		W/D	60 x 80	1	Bi-fold	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

		305 LAVACA WINDOW SCHEDULE PER DUPLEX									
	ELEVATION	WINDOW SIZE	QUANTITY	TEMPERED							
1	1st Floor- Front	31 x 60	4								
2	1st Floor- Front	18 x 72	2	<input checked="" type="checkbox"/>							
3	2nd Floor- Front	28 x 48	4								
4	1st Floor- Back	36 x 60	8								
5	1st Floor - Sides of Bldg (North & South)	36 x 60	2								
6	2nd Floor -Sides of Bldg (North & South)	60 x 42	2								
7	2nd Floor -Sides of Bldg (North & South)	48 x 48	2								
8	2nd Floor -Sides of Bldg (North & South)	24 x 18	2								



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

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: 8/10/2022

HDRC Case #: 2022-345

Address: 305 Lavaca

Meeting Location: WebEx

APPLICANT: Caroline Gado

DRC Members present: Jeffrey Fetzner, Jimmy Cervantes

Staff Present: Rachel Rettaliata

Others present: Lisa Garza

**REQUEST:** New construction of two, 2-story duplex structures

**COMMENTS/CONCERNS:**

CG: Since the hearing we have reduced the size of the pool, plenty of room for each duplex to park, we removed the brick bases to the columns. There is new construction across the street that is a duplex. Regarding the trim around the windows, we can make adjustments.

JF: Having two less curb cuts is a positive change and reducing the pool is helpful. A pool is very nice, but is there enough space for use of the site? You will need to provide a fence around the pool, you may want to include that on the site plan. There is building code or development services requirement for a fence due to safety.

JC: That also has its own safety setbacks as well, so that will impact the useable land that you have. It is a good size property, and the intent is to put 4 living spaces on this property?

CG: Yes, I think they will be used as short-term rental units.

JC: If you had 4 families trying to get in it might be difficult. Will you have a curb cut on Garfield?

CG: Yes. The pool reads at 10x20 right now, we could put a fence around it and there is room for additional parking.

JC: You would be parking right on the pool.

CG: Would an in-depth landscaping plan be helpful.

JC: Yes and any 3D renderings that you have would be helpful. Even steps from porch to corner of the pool.

JF: Having a more detailed landscaping plan would be good, showing fencing around the property and pool, if you are proposing any trees unless they are going in front of the Lavaca-fronting house.

CG: We are discussing installing trees on the Lavaca property and we are considering zero-scaping.

JC: Do AirBnBs require Zoning?

JF: Yes, you will need to find out what zoning allows here and what zoning requirements are. On your site plan, you can also show where the pool equipment is, which will take up square footage, the mechanical equipment, those elements will need to be screened from view. And with 4 units, will we end up with 3 trash receptacles for each unit? That will require a lot of accommodation. Also, how does the front elevation on Lavaca address the surrounding homes, regarding setback, etc?

CG: There is a historic structure next door.

JF: An enlarged site plan showing more of the block and the setbacks of adjacent houses and what your setback is will be helpful. If there are 2-story structures, the height of those structures in relation to your structure will be helpful.

LG: I am also concerned about parking. It looks like the house on the alley will have the entrance facing the pool.

CG: Maybe we should put up landscaping and not have a paving section just for parking.

LG: I think when you put down the size of the pool chairs and cars will help to provide scale.

JC: So, you would have to orient it facing Garfield, you may have to split the lot and address it differently. And that will impact your parking and layouts. I think the house on Garfield has

a great view, will the view for the Lavaca-facing structure be blocked by the Garfield property. A staggered house might remedy that issue.

LG: Will these all still be AirBnBs? I think the single curb cut is preferable to the double curb cut. I am worried about the functionality of the pool and it is a narrow driveway. I think the neighbors would prefer to have parking back there, so the neighbors know that there would be available parking on the lot and I think that is something to really consider.

JF: Thank you for listening to comments and for working with staff on the issues and she will be able to help with the submission requirements.

***OVERALL COMMENTS:***





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

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: 07/12/2022

HDRC Case #: 2022-345

Address: 305 Lavaca

Meeting Location: WebEx

APPLICANT: Caroline Gado

DRC Members present: Lisa Garza, Roland Mazuca

Staff Present: Rachel Rettaliata

Others present:

**REQUEST:** New construction of two, 2-story duplex structures

**COMMENTS/CONCERNS:**

Caroline Gado: Update is that the parking will be a swimming area instead.

LG: Can you discuss the site plan a bit further? Will there not be parking or a thru-drive.

CG: We will now propose driveways for each unit on the sides of each duplex. Patio doors for each duplex will lead to the pool area.

RM: It looks like there is not enough room for 2 driveways.

CG: I will get with the engineer to get the dimensions.

RM: With the potential pool, where will the parking be.

CG: There is a new site plan that I will share showing the additional curb cuts.

LG: Can we discuss the height of the adjacent structures.

LG: As far as massing and window and roof shape, this seems to comply looking at the elevations. There is an unusual window orientation, looking at the rear elevation.

LG: I have a design question related to the front elevation and the brick base on the columns. The brick base is something that you may see on a Craftsman home and the columns are more Neo-Classical in style.

CG: I can get with our designer on those.

RM: The central wall has a strange appearance.

LG: Having two columns in place of the divider wall may be more in keeping with the predominant style of the neighborhood.

RM: I think the brick would work best as a free-standing column as opposed to a column on a brick base.

C

***OVERALL COMMENTS:***