

HISTORIC AND DESIGN REVIEW COMMISSION

September 15, 2021

HDRC CASE NO: 2021-334
ADDRESS: 606 LABOR ST
608 LABOR ST
LEGAL DESCRIPTION: NCB 2739 BLK LOT 6F (AKA TRACT 3)
NCB 2739 BLK LOT 7F (AKA TRACT 2)
ZONING: IDZ,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Emily Pearson
OWNER: LABOR STREET COMMONS LLC
TYPE OF WORK: Construction of two, 2-story rear additions, exterior modifications
APPLICATION RECEIVED: July 05, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Perform rehabilitative scopes of work and exterior modifications to the historic structure at 606 Labor (Unit 1), to include non-original window replacement and the construction of a 2-story rear addition.
2. Perform rehabilitative scopes of work and exterior modifications to the historic structure at 608 Labor, to include non-original window replacement and the construction of a 2-story rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design

should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

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

ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

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

A. GENERAL

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

B. SCALE, MASSING, AND FORM

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details

that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. 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 Original Wood Window Replacement or Existing Windows

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.

- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- 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: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement 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: Replacement 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.

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 applicant is requesting a Certificate of Appropriateness for approval to perform rehabilitative scopes of work on three structures located on the parcel addressed 606 and 608 Labor. The 606 Labor address includes two structures, one fronting Labor (Unit 1) and one located immediately behind the front structure (Unit 2). The scopes of work in this application are for Unit 1 fronting Labor. 608 Labor is located immediately adjacent to 606 Labor, Unit 1, along the Labor street frontage. Additionally, the applicant has proposed to construct 2-story rear additions to 606 Labor (Unit 1) and 608 Labor.
- b. The historic structures at 606 (Unit 1) and 608 Labor are 1-story single family structures constructed circa 1920 in the Craftsman and Folk Victorian styles. The structures have been modified since their initial construction to include rear additions, porch modifications, and window replacement.
- c. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on July 13 and August 10, 2021. The DRC suggested minimizing the height of the rear additions wherever feasible and incorporating other methods that reduced the visual mass, like insets and material selections. The DRC also encouraged the applicant to incorporate traditional window proportions and designs and to restore the existing structures versus modify their designs. The applicant has incorporated the feedback from the DRC into their current design proposal.
- d. HISTORIC TAX CERTIFICATION – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff encourages the applicant to apply for Historic Tax Certification to begin the process for obtaining the local tax incentive for substantial rehabilitation.

Findings related to request item #1:

- 1a. REHABILITATION (606 Labor) – The applicant has proposed several rehabilitative scopes to the existing structure, including the repair and replace existing, deteriorated wood siding as needed; the restoration of the three existing wood windows on the south elevation; the stabilization and restoration of the front porch; and painting. The applicant has noted this repair will be done in-kind. This is consistent with the Guidelines and is eligible for administrative approval.
- 1b. NON-ORIGINAL REAR ADDITION REMOVAL – The applicant has proposed to remove a non-original rear addition, constructed sometime after 1951. The addition features incompatible siding and non-original windows. Staff finds the request eligible for administrative approval.
- 1c. NON-ORIGINAL WINDOW REPLACEMENT – The applicant has proposed to retain the set of three ganged original wood windows on the south elevation as noted in finding 1a and has proposed to replace the remaining existing windows with new one over one wood windows that meet staff's standard stipulations. The remaining windows are a mixture of non-original wood, casement, and vinyl, with various proportions, configurations, insets, and detailing. The proposed fenestration pattern restores the home more closely to an original condition and is consistent with the Guidelines.
- 1d. FOOTPRINT – The applicant as proposed to construct a new 2-story addition to the primary structure totaling approximately 900 square feet. The existing primary structure's square footage is approximately 900 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. While staff finds that the addition will approximately double the footprint in plan, staff finds that there are precedents in the immediate vicinity and in the district for additions of this scale on smaller historic homes. The original footprint of the home will be retained and restored and the addition will not detract from or overwhelm its scale. Staff finds the proposal consistent based on these site-specific and district-specific considerations.
- 1e. ORIENTATION AND SETBACK – The applicant has proposed to construct a 2-story addition to the rear of the structure. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. The proposed addition is inset on the south elevation. Staff finds the orientation and setback appropriate.
- 1f. SCALE – The proposed addition is 2-story in height and will have a maximum height of approximately 25 feet. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds that a 2-story addition is acceptable for this particular property due to the surrounding context of the block and vicinity, the inset from the south elevation, as well as the slope of the site that limits the visibility of the addition from the right-of-way.
- 1g. FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Based on the

submitted elevations, the applicant is requesting window sizes and proportions that are generally consistent with the guidelines overall. Staff also finds that all windows should meet the stipulations listed in the recommendation.

- 1h. MATERIALITY – The applicant has proposed to use horizontal lap siding, wood windows, and an asphalt shingle roof. The foundation materials are not indicated, but staff finds that horizontal wood siding or composite lap siding with a maximum reveal of 6' and a smooth finish appropriate. Staff finds the material generally appropriate with the stipulations listed in the recommendation.
- 1i. ROOF FORM – The proposed 2-story rear addition will utilize a gable roof form, echoing the front gable of the existing structure. According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that the proposed roof form is consistent with the primary structure and roof forms found historically in the district.
- 1j. ARCHITECTURAL DETAILS - According to the Guidelines for Additions, new additions should feature architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Staff finds the proposal consistent with these guidelines.

Findings related to request item #2:

- 2a. REHABILITATION (608 Labor) – The applicant has proposed several rehabilitative scopes to the existing structure, including the repair and replace existing, deteriorated wood siding as needed; the stabilization and restoration of the front porch and porch elements; and painting. No original wood windows remain. The applicant has noted this repair will be done in-kind. This is consistent with the Guidelines and is eligible for administrative approval.
- 2b. NON-ORIGINAL REAR ADDITION REMOVAL – The applicant has proposed to remove a non-original rear addition, constructed sometime after 1951. The addition features incompatible siding and non-original windows. Staff finds the request eligible for administrative approval.
- 2c. NON-ORIGINAL WINDOW REPLACEMENT – The applicant has proposed to replace the all existing windows with new one over one wood windows that meet staff's standard stipulations. The windows are a mixture of steel casement and vinyl, with various proportions, configurations, insets, and detailing that are inconsistent with the Guidelines. The proposed fenestration pattern restores the home more closely to an original condition and is consistent with the Guidelines.
- 2d. FOOTPRINT – The applicant as proposed to construct a new 2-story addition to the primary structure totaling approximately 900 square feet. The existing primary structure's square footage is approximately 900 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. While staff finds that the addition will approximately double the footprint in plan, staff finds that there are precedents in the immediate vicinity and in the district for additions of this scale on smaller historic homes. The original footprint of the home will be retained and restored and the addition will not detract from or overwhelm its scale. Staff finds the proposal consistent based on these site-specific and district-specific considerations.
- 2e. ORIENTATION AND SETBACK – The applicant has proposed to construct a 2-story addition to the rear of the structure. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. The proposed addition is inset on the north and south elevations. Staff finds the orientation and setback appropriate.
- 2f. SCALE – The proposed addition is 2-story in height and will have a maximum height of approximately 25 feet. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds that a 2-story addition is acceptable for this particular property due to the surrounding context of the block and vicinity, the inset from the south elevation, as well as the slope of the site that limits the visibility of the addition from the right-of-way. The pitch of the side gabled roof of the primary structure significantly screens the addition from the right-of-way.
- 2g. FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Based on the submitted elevations, the applicant is requesting window sizes and proportions that are generally consistent with the guidelines overall. Staff also finds that all windows should meet the stipulations listed in the recommendation.

- 2h. MATERIALITY – The applicant has proposed to use horizontal lap siding, wood windows, and an asphalt shingle roof. The foundation materials are not indicated, but staff finds that horizontal wood siding or composite lap siding with a maximum reveal of 6' and a smooth finish appropriate. Staff finds the material generally appropriate with the stipulations listed in the recommendation.
- 2i. ROOF FORM – The proposed 2-story rear addition will utilize a hip roof form to minimize the scale. According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that the proposed roof form is consistent with the primary structure and roof forms found historically in the district.
- 2j. ARCHITECTURAL DETAILS - According to the Guidelines for Additions, new additions should feature architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Staff finds the proposal consistent with these guidelines.

RECOMMENDATION:

Items 1 and 2, Staff recommends approval of the scopes of work at 606 (Unit 1) and 608 Labor based on findings a through 2j with the following stipulations:

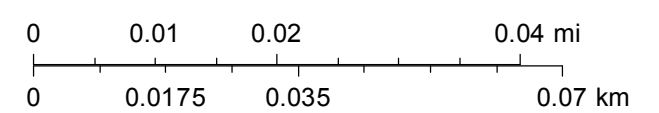
- i. That any paired windows feature a true ganged condition. All windows must be fully wood or aluminum clad wood and feature a one over one configuration. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face 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 concealed by a wood window screen set within the opening.
- ii. That the applicant retain all original window locations and restore all present original wood windows. The applicant is required to submit a window schedule that illustrates which windows are to be restored, replaced, or relocated.
- iii. That the siding and skirting used on the addition be woodlap or horizontal composite with a maximum reveal of 4-6 inches. If composite siding is used, a smooth finish must be used. Faux wood grain is not permitted. Final material specifications for all exterior elements are required to be submitted prior to the issuance of a Certificate of Appropriateness.
- iv. That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment if applicable.
- v. That the applicant retains and restores all existing chimneys, dormer vents, gingerbreeding, turned columns and balustrades, battered columns, and all additional architectural details on the historic structures. Any modifications to these elements are required to be requested in a subsequent application for review and approval.

City of San Antonio One Stop



September 9, 2021

1:1,000









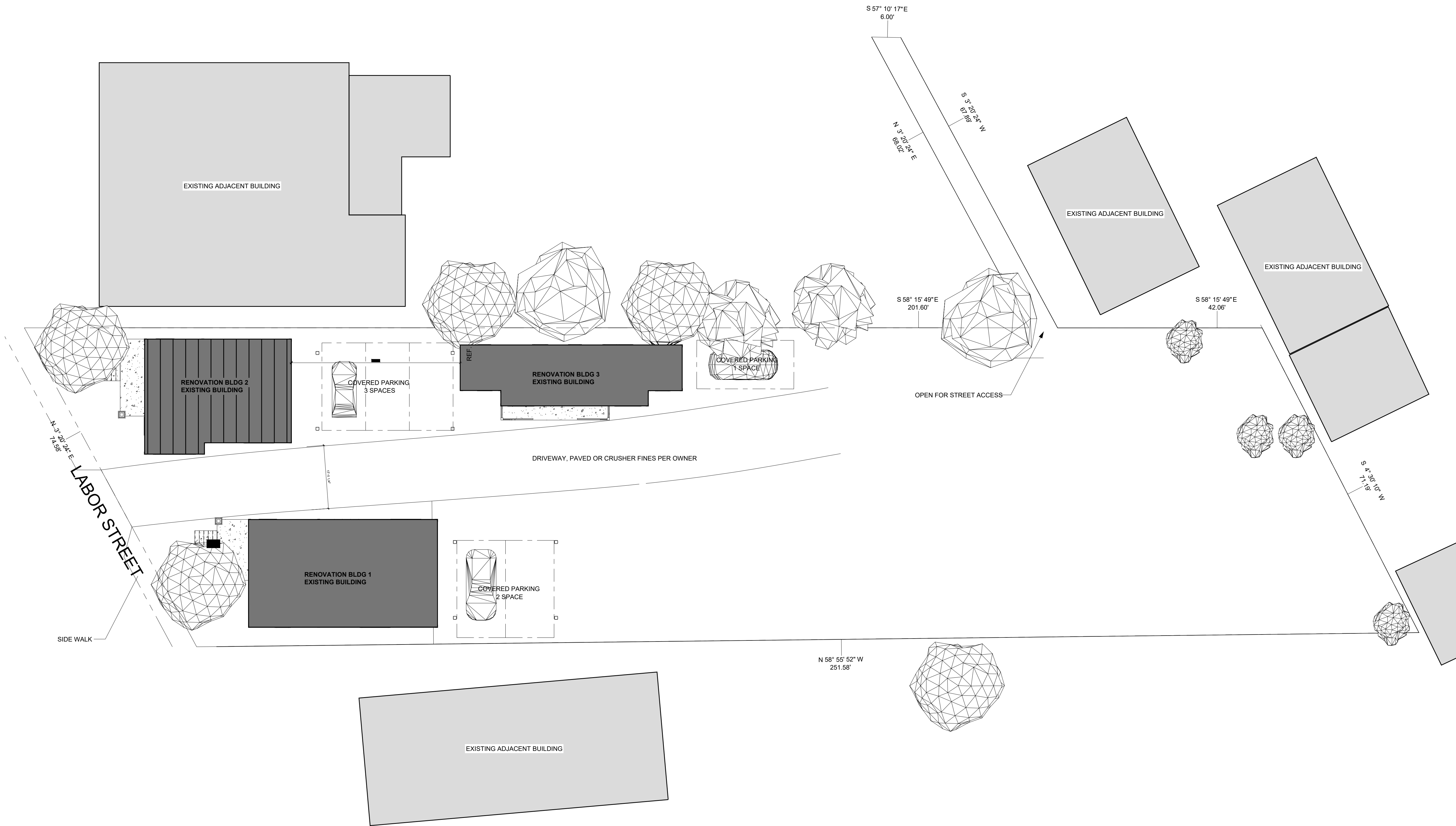


608









1 SITE PLAN

SCALE: 3/32" = 1'-0"

PERMIT SET

606 LABOR ST.
LLC

RESIDENTIAL

606 LABOR STREET
San Antonio, Texas 78210

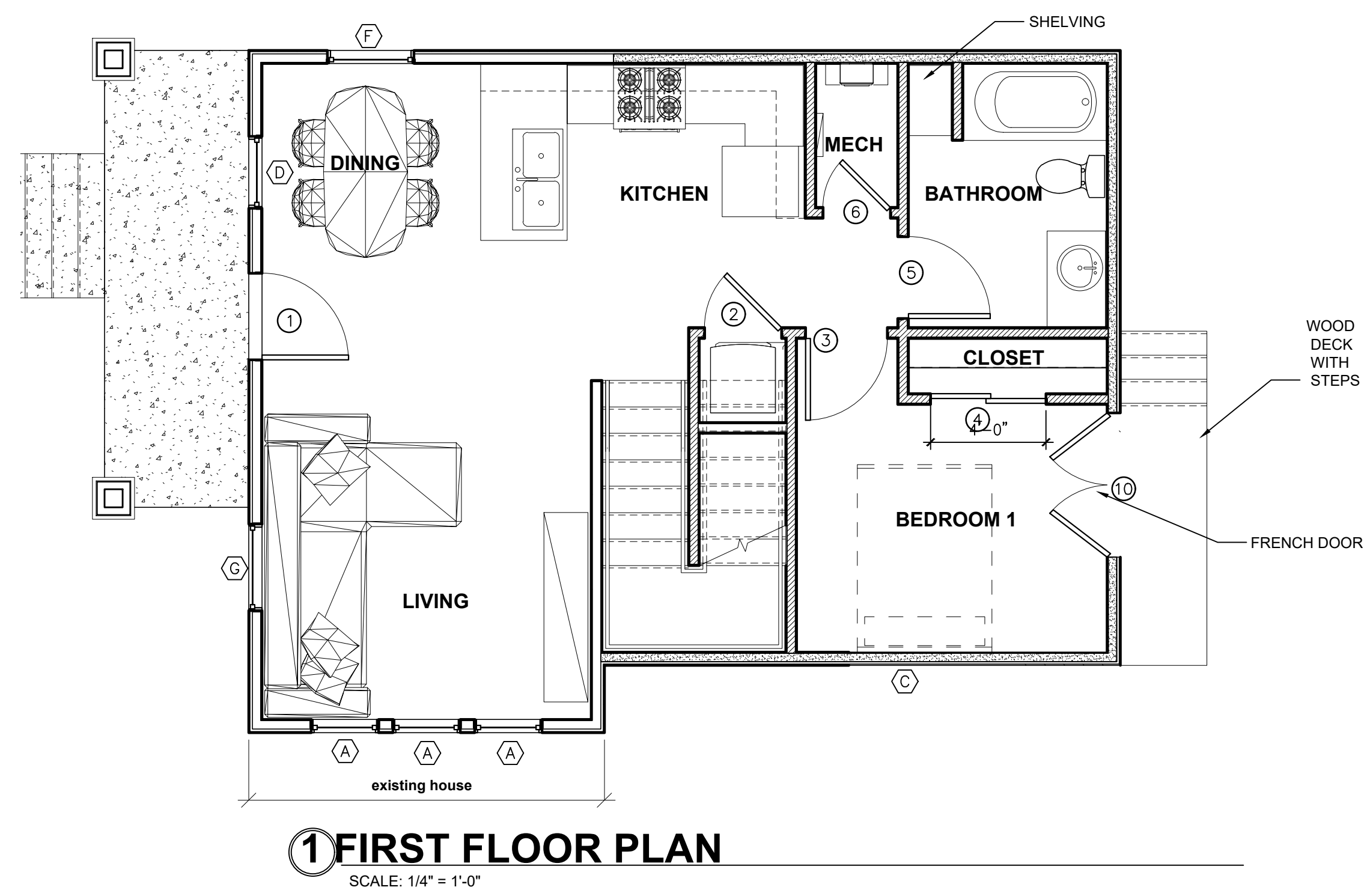
Project number ---

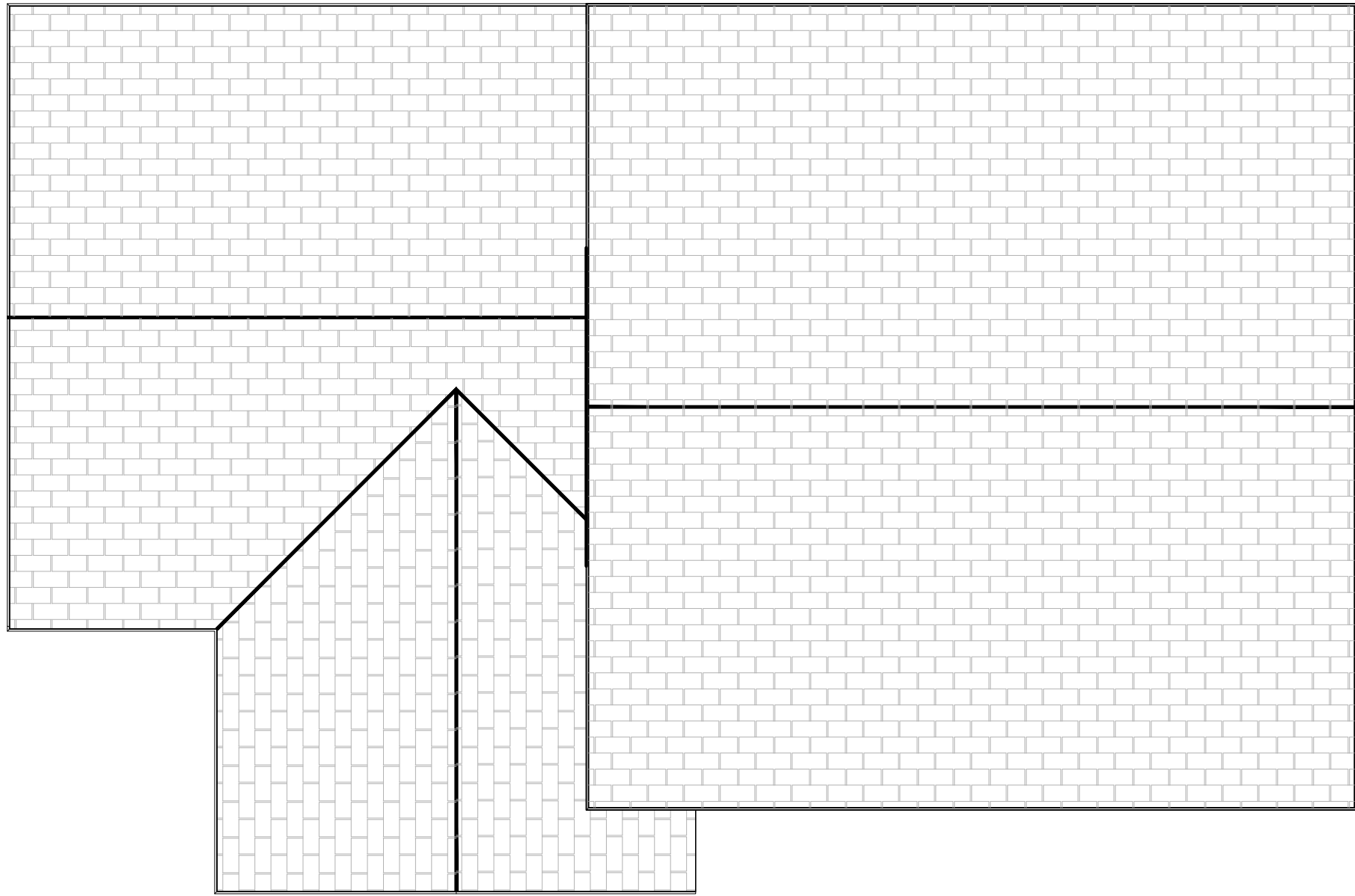
Date

SITE PLAN

A0.2

Scale





5 ROOF PLAN

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



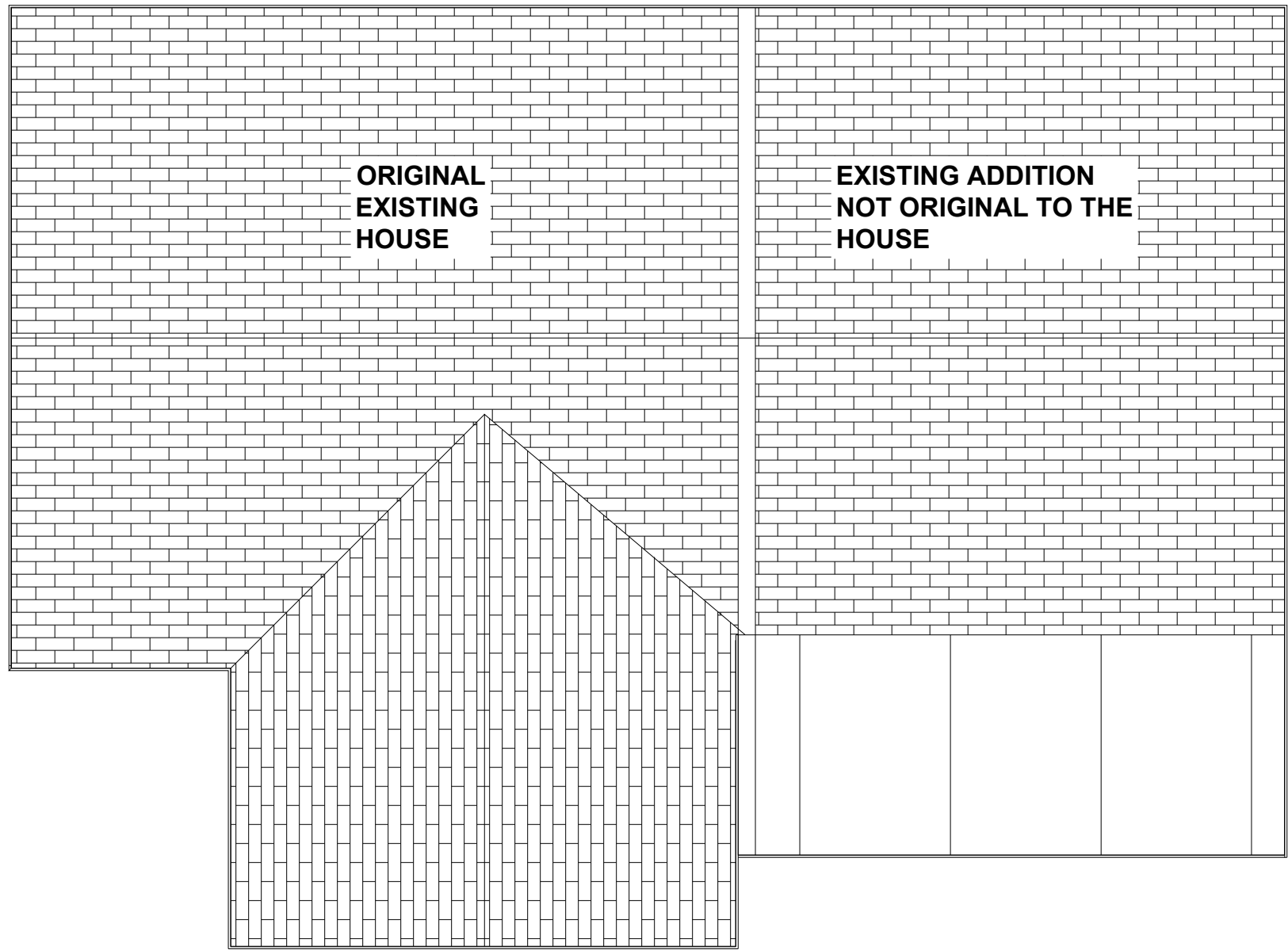
6 NORTH ELEVATION

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



7 EAST ELEVATION

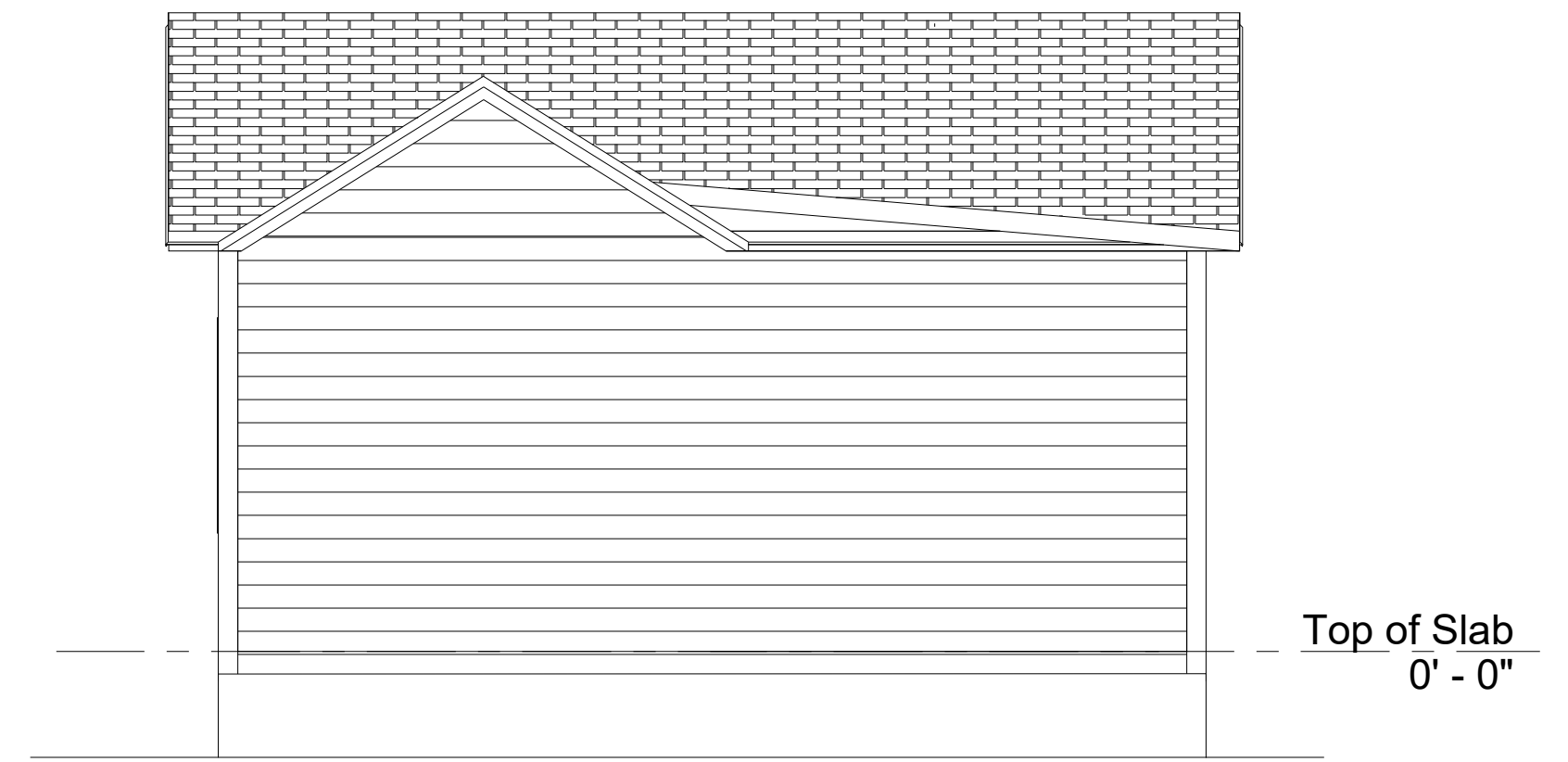
SCALE: 1/4" = 1'-0"



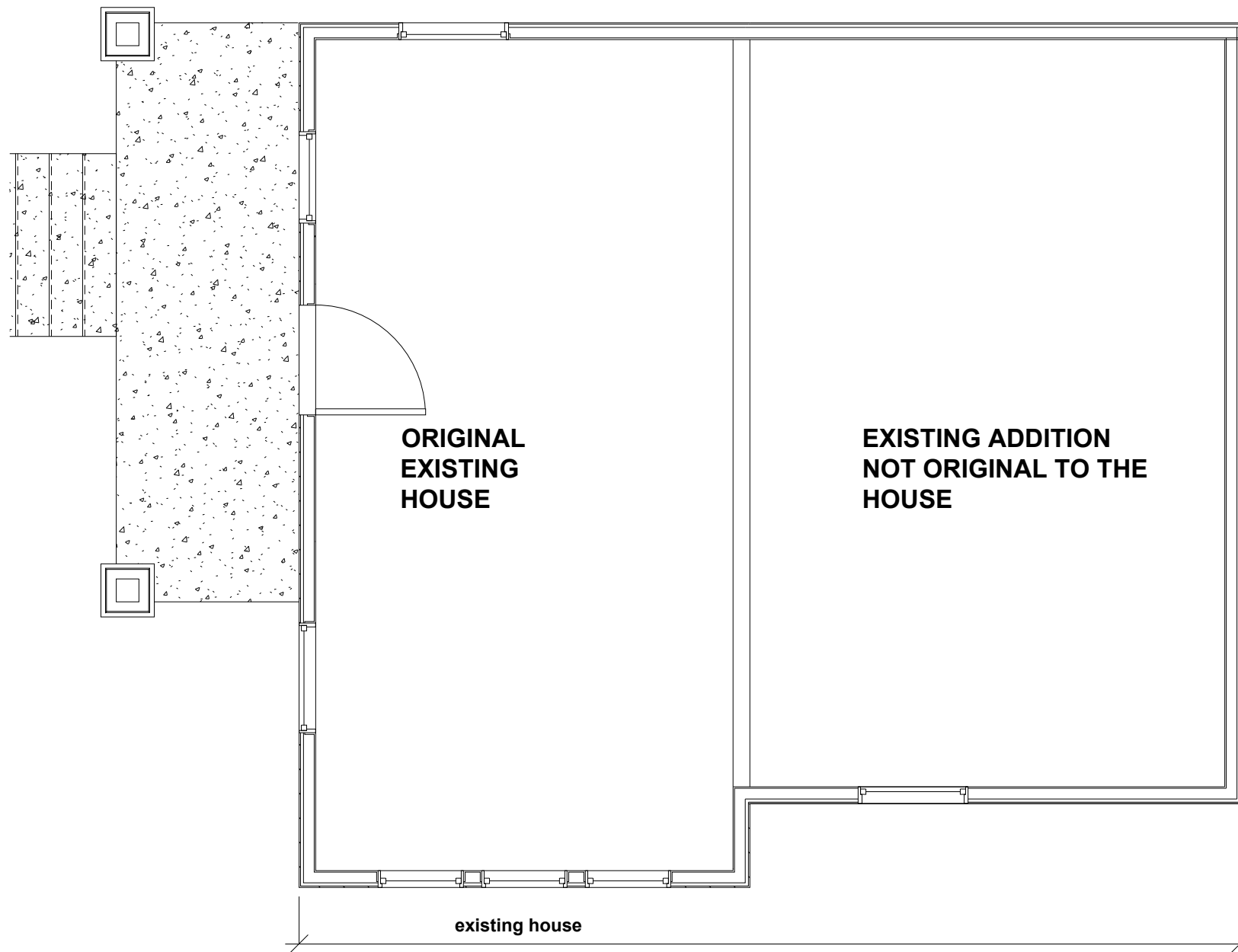
2 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



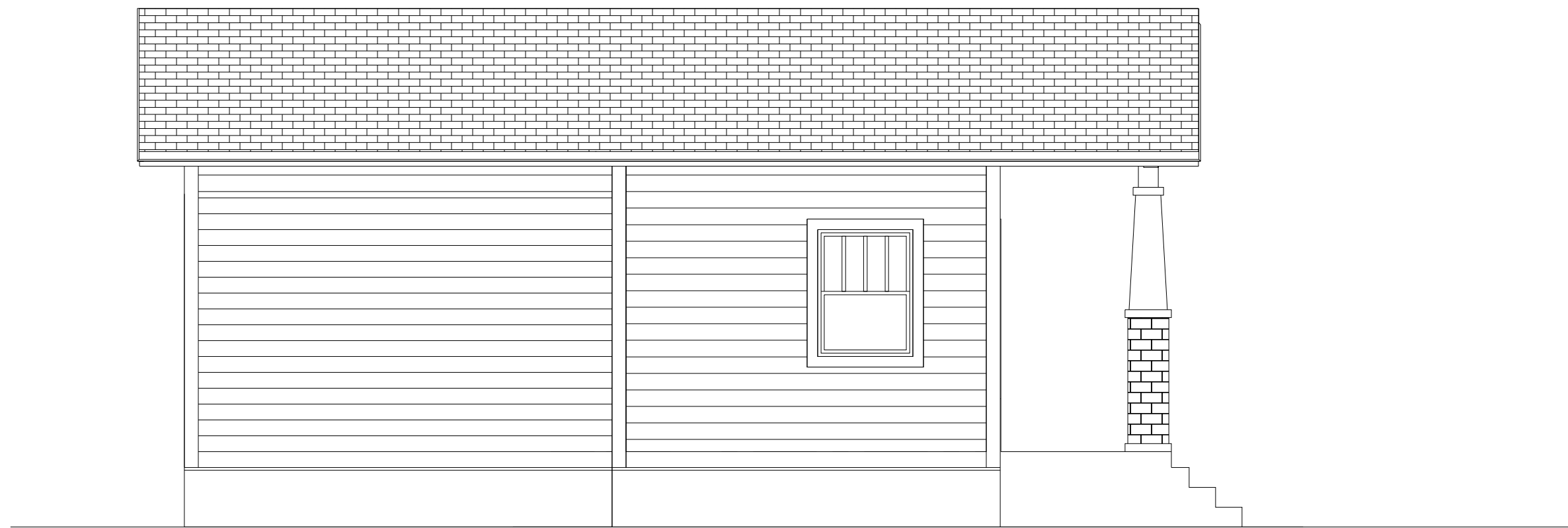
4 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



6 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

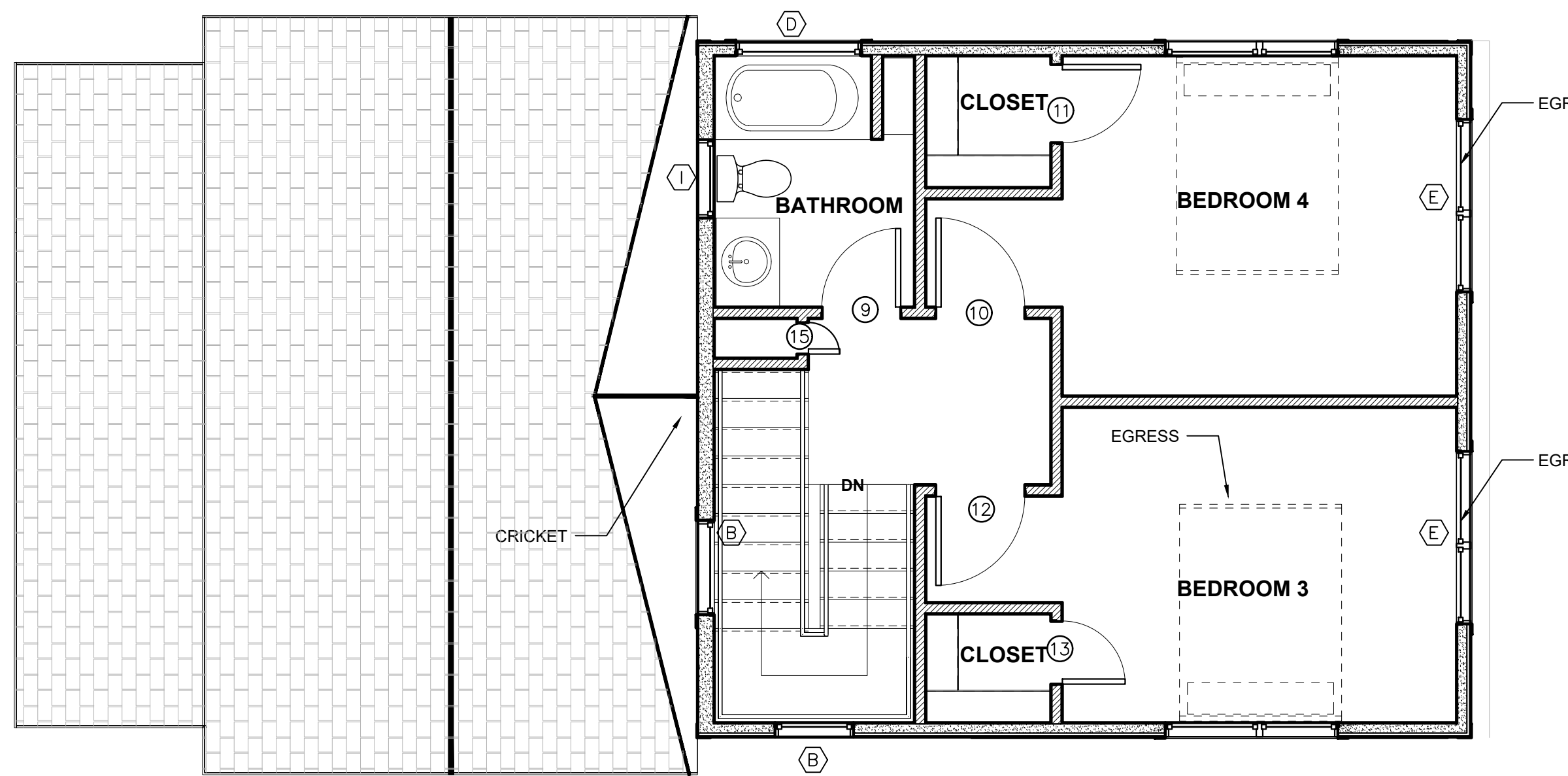


3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

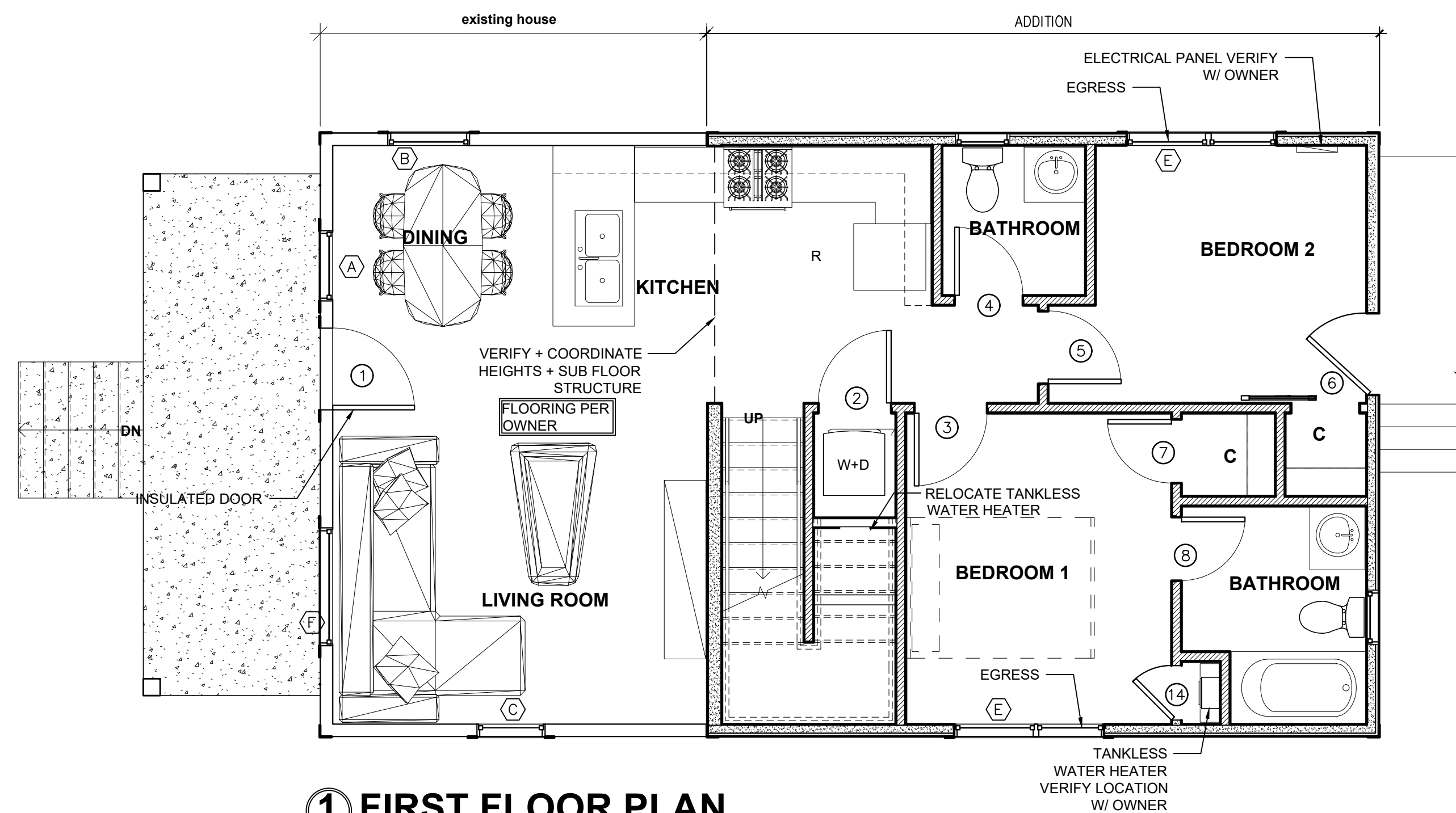


5 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

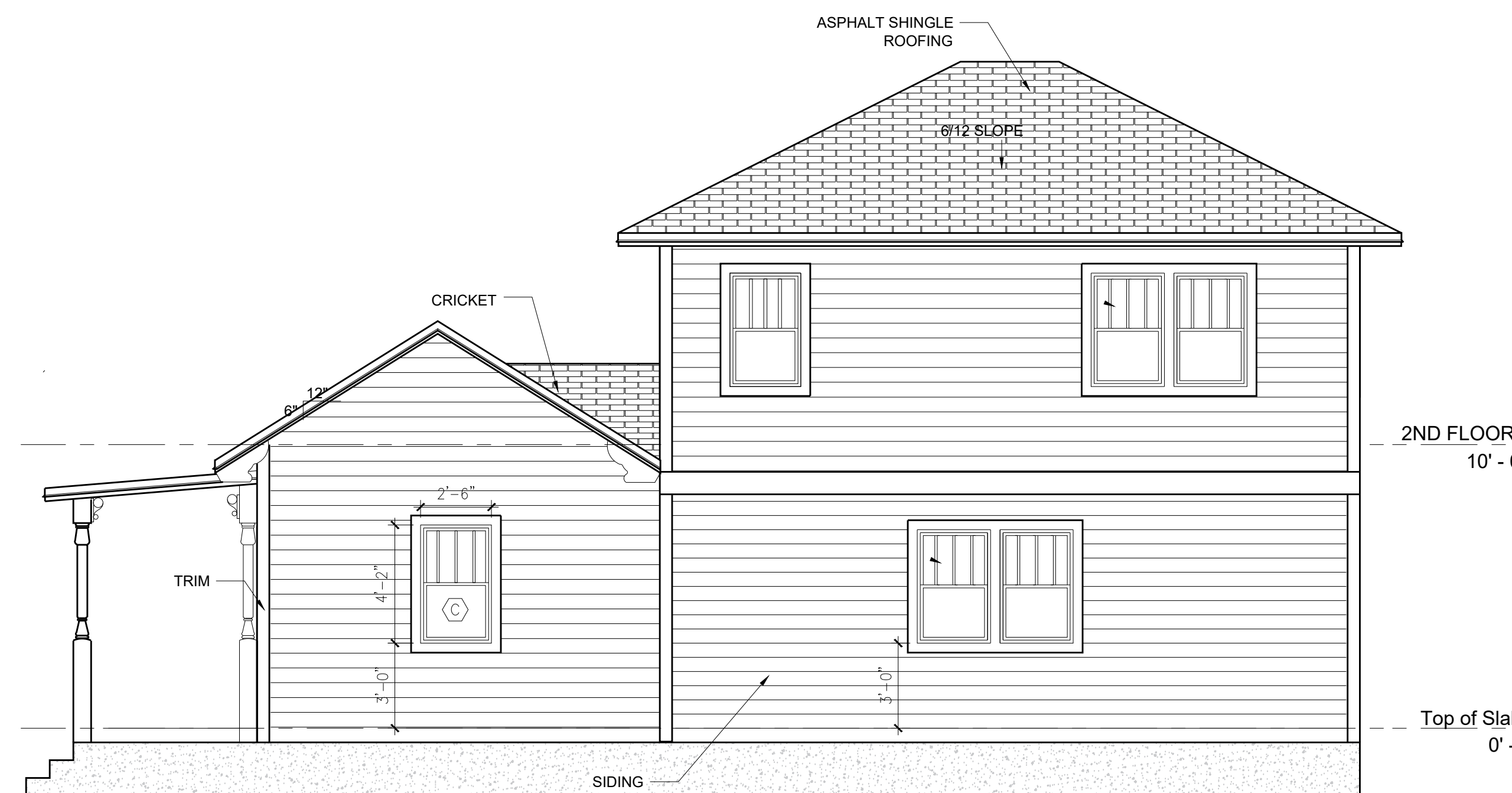




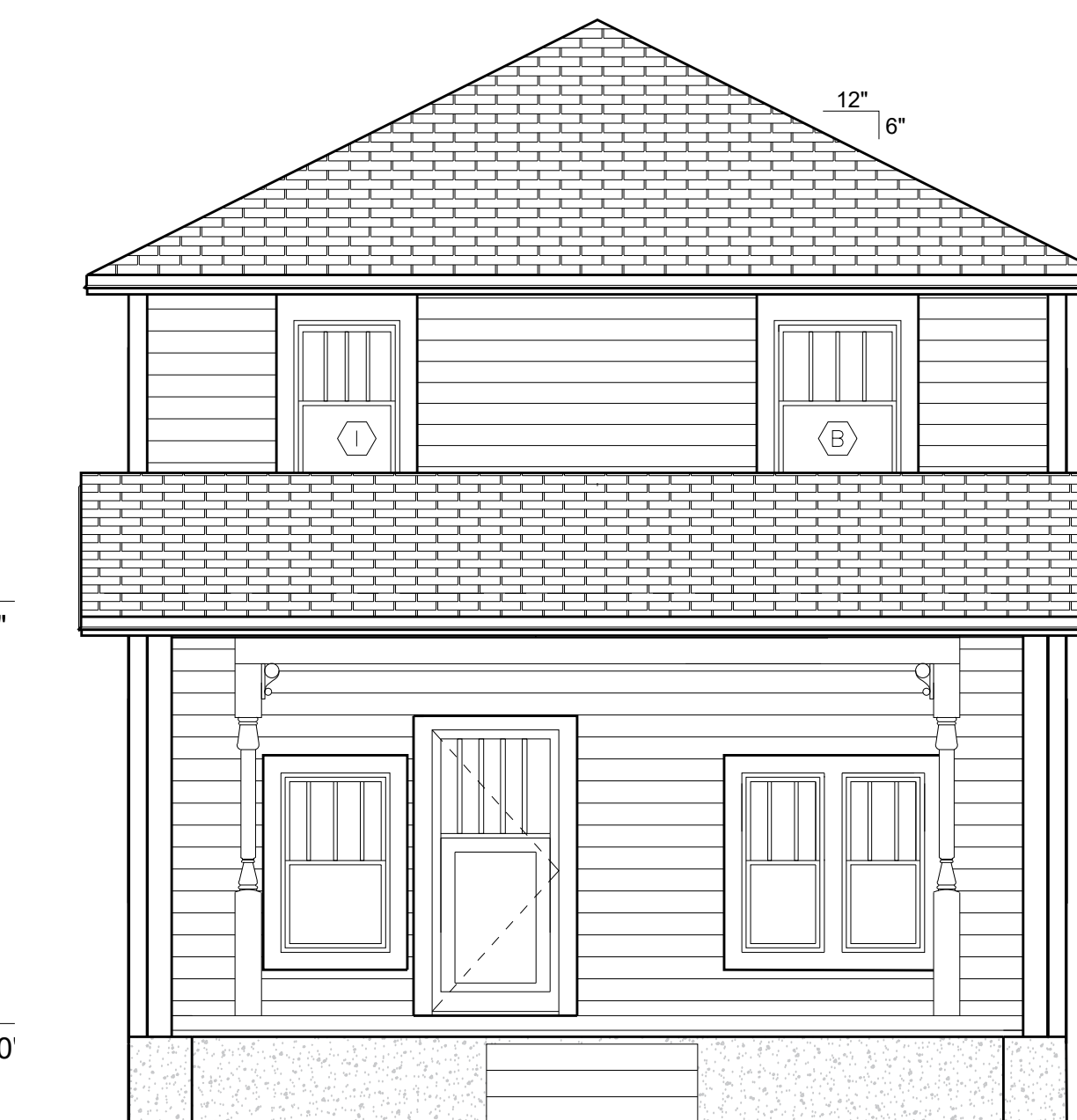
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



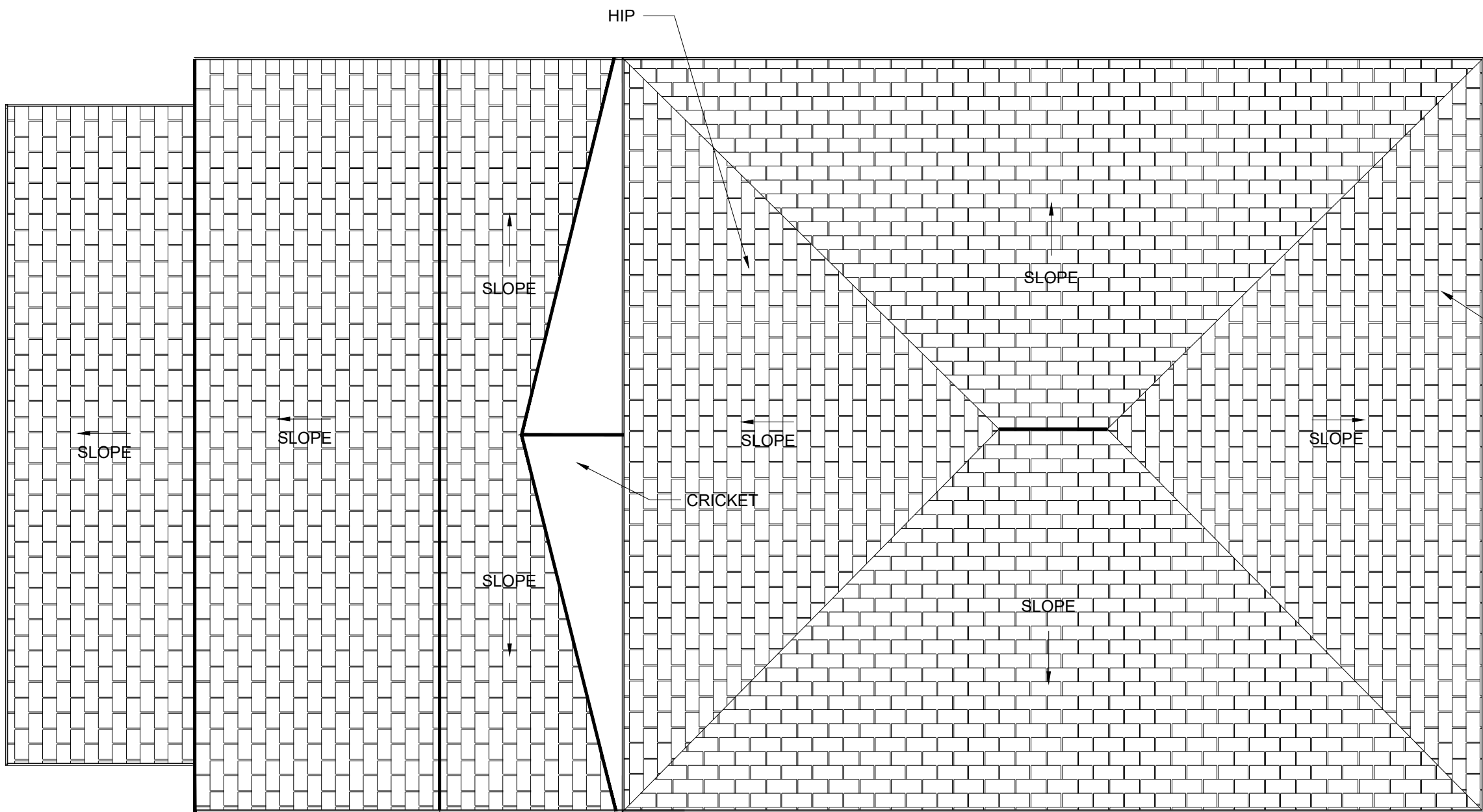
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



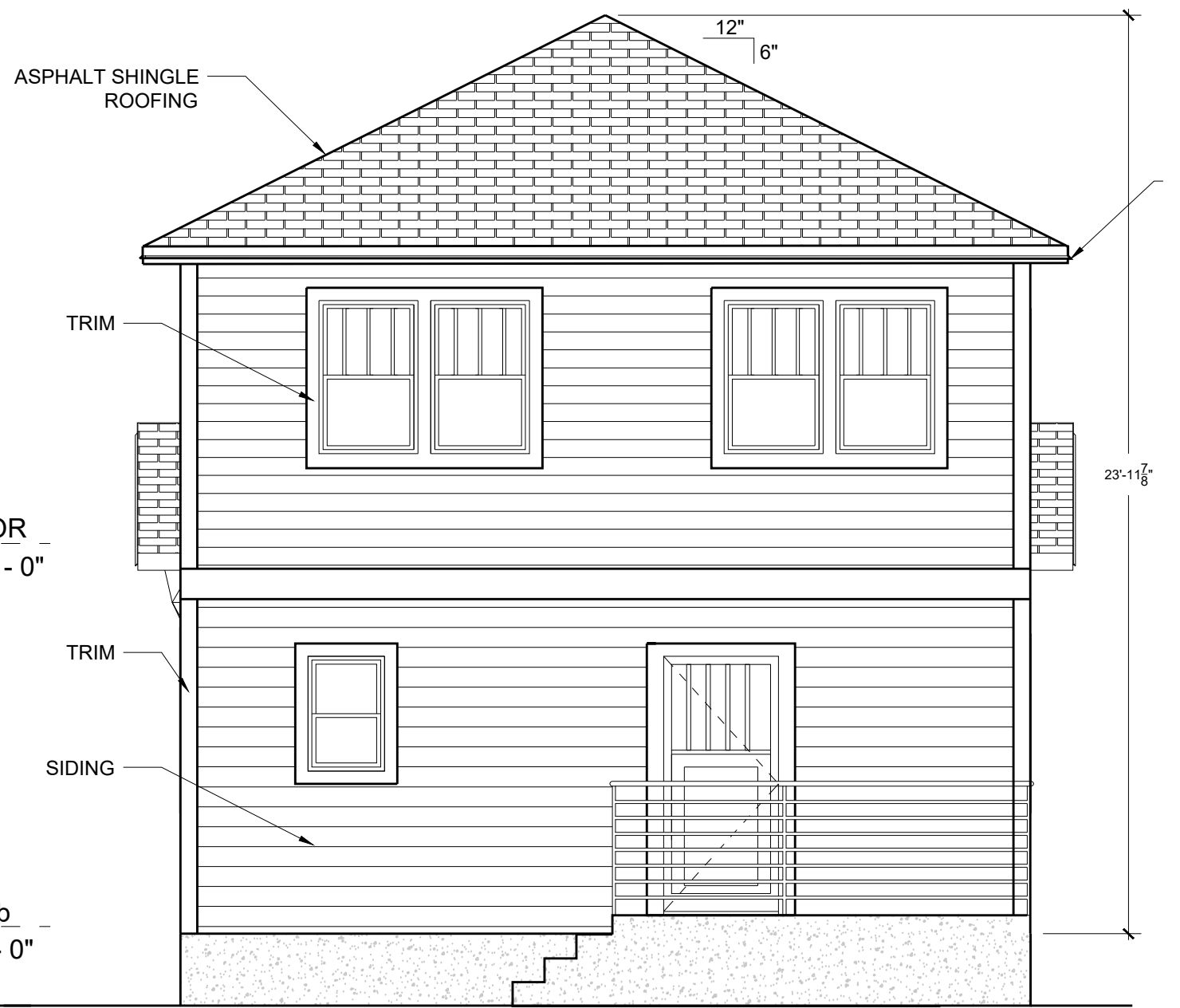
3 ROOF PLAN

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



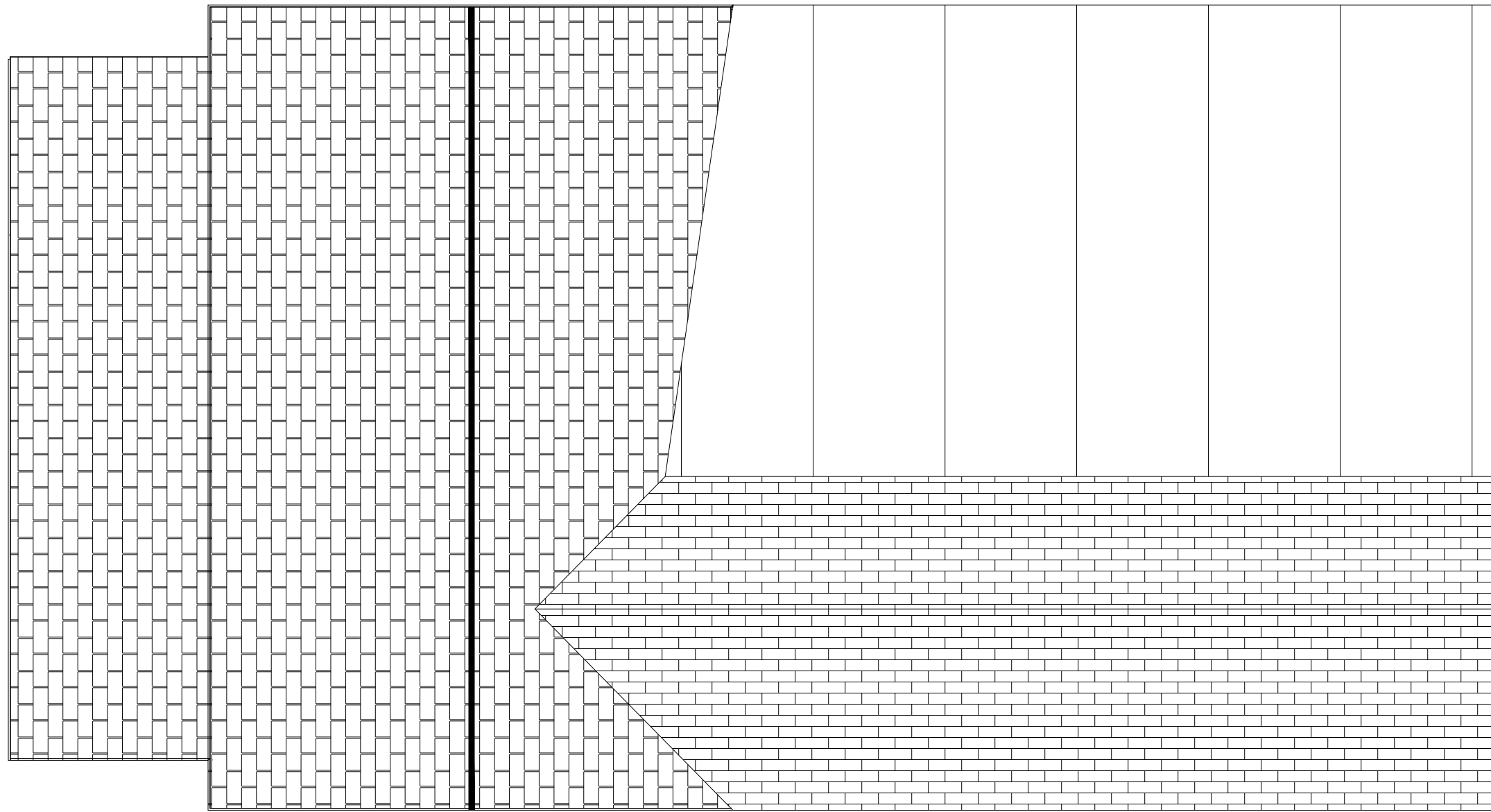
2 NORTH ELEVATION

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



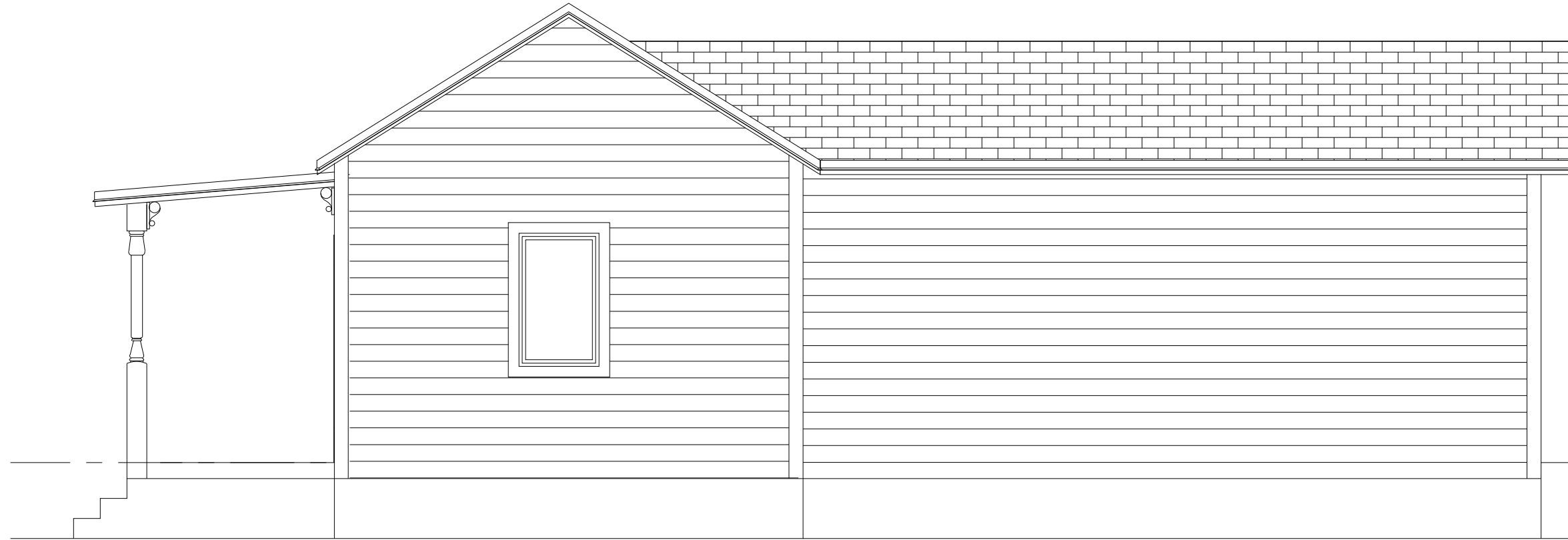
4 EAST ELEVATION

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



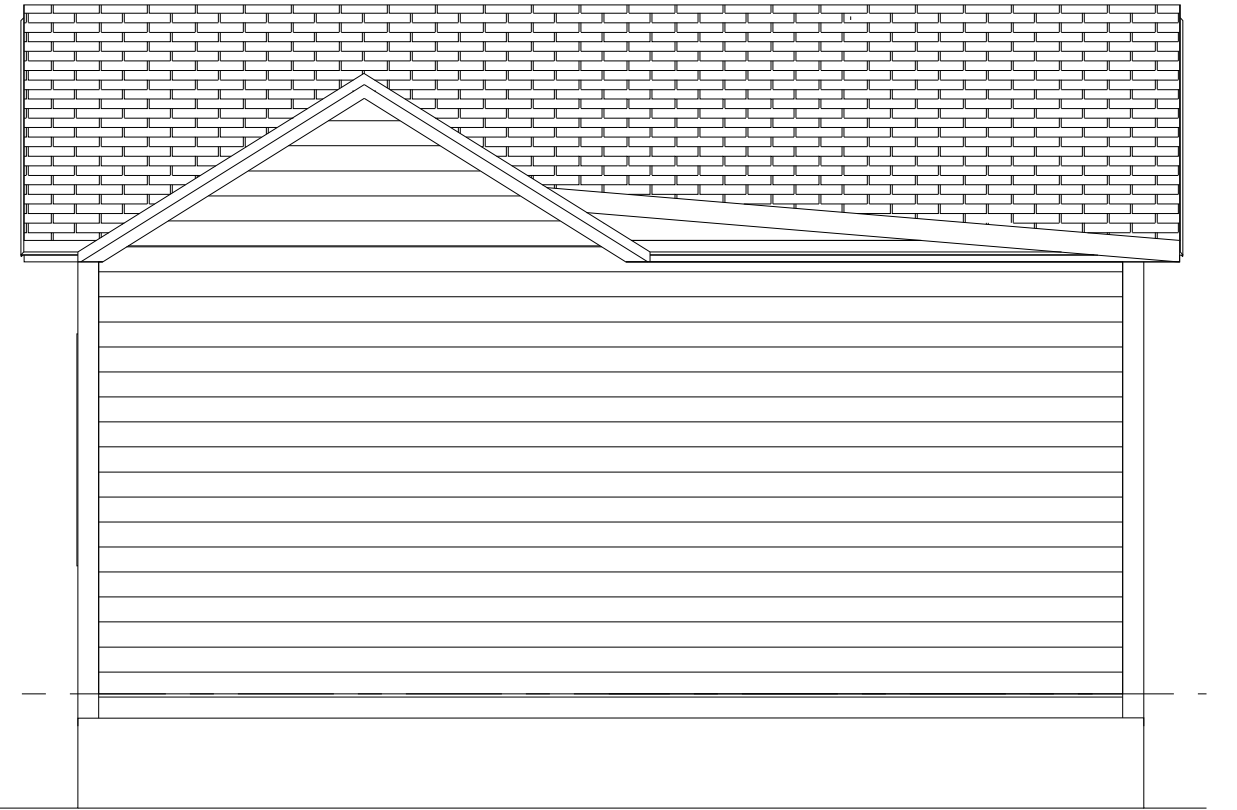
2 EXISTING ROOF PLAN

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



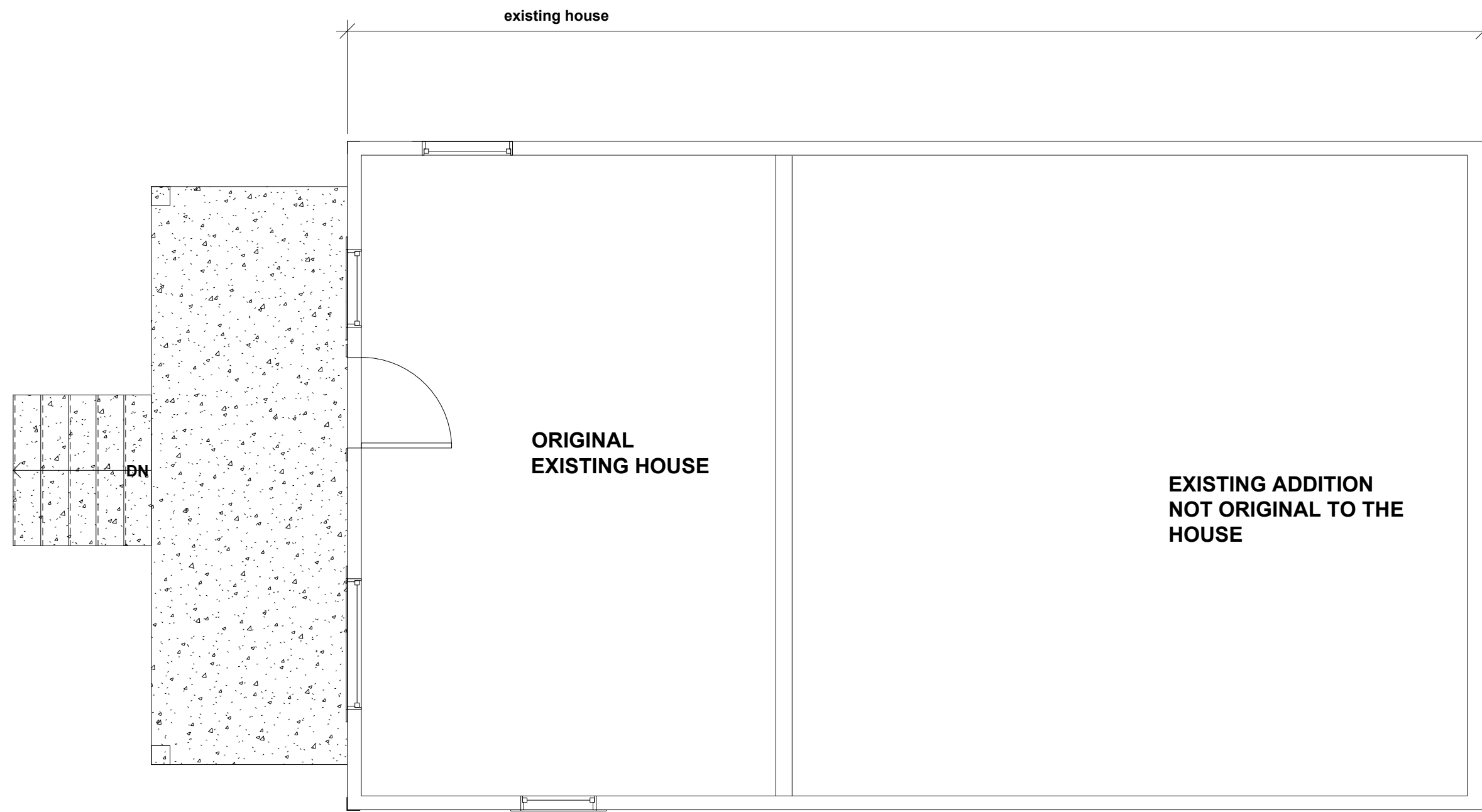
3 EXISTING SOUTH ELEVATION

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



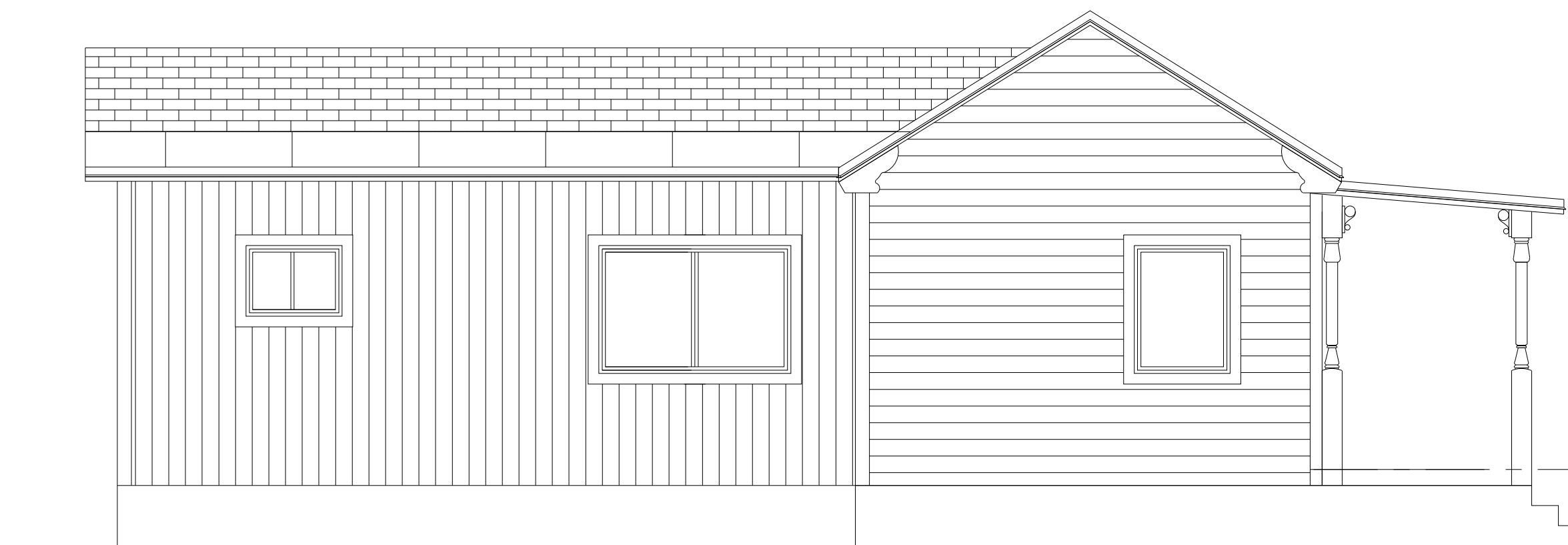
5 EXISTING EAST ELEVATION

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



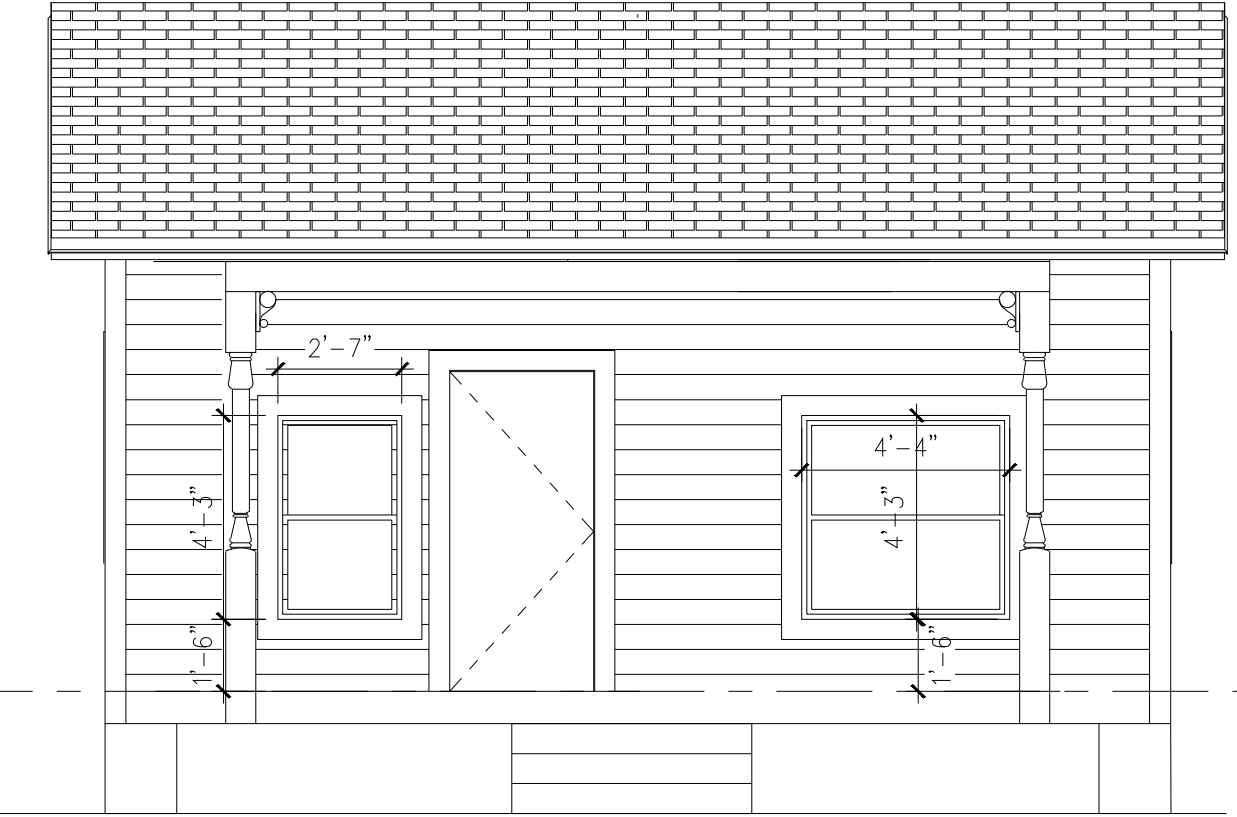
1 EXISTING FLOOR PLAN

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



4 EXISTING NORTH ELEVATION

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



6 EXISTING WEST ELEVATION

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



