

HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

HDRC CASE NO: 2021-541
ADDRESS: 210 LAVACA ST
LEGAL DESCRIPTION: NCB 713 BLK 10 LOT 11
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Vicki Yuan/Lake Flato Architects
OWNER: HILL STACEY L
TYPE OF WORK: Carport trellis installation and fenestration modifications
APPLICATION RECEIVED: October 15, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman

REQUEST:

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

1. Add a steel/wood trellis at the rear of the existing garage structure fronting Refugio Street.
2. Replace one (1) existing garage door with a wood/glass pedestrian door and window.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

FINDINGS:

- a. The primary historic structure at 210 Lavaca was constructed circa 1870 in the German Vernacular style and contributes to the Lavaca Historic District. The one-story, single-family residential structure features limestone construction with a symmetrical front façade configuration, two front doors flanked by windows under the full width inset porch and a primary turned standing seam metal roof. The structure features multiple phases of rear additions and a 2-story garage at the rear of the property that fronts Refugio. In 2008, a request to modify the existing garage structure was approved by the HDRC. Its current condition reflects the approved design.
- b. TRELLIS INSTALLATION – The applicant is proposing to add a steel and wood trellis that will extend approximately 6-feet away from the edge of the building and cover the driveway. It will also feature a 3-foot setback from the property line. The existing conditions in the immediate vicinity of this area of Refugio Street is comprised of properties where rear yards back up to the street, with a few primary structures fronting Refugio Street. Staff finds that the trellis and its location is appropriate.
- c. EXTERIOR ALTERATIONS – The applicant is proposing to replace one (1) existing garage door with a wood and glass pedestrian entry door and one (1) window. According to the Guidelines for Exterior Maintenance and Alterations. 6. B. ii., new entrances should be compatible in size, scale, shape, proportion, material, and massing with historic entrances. The proposed pedestrian door appears to be generally consistent to the other doors on the structure. Staff finds this modification to be consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

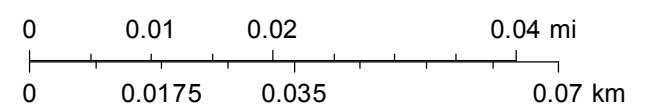
City of San Antonio One Stop



October 28, 2021

— User drawn lines

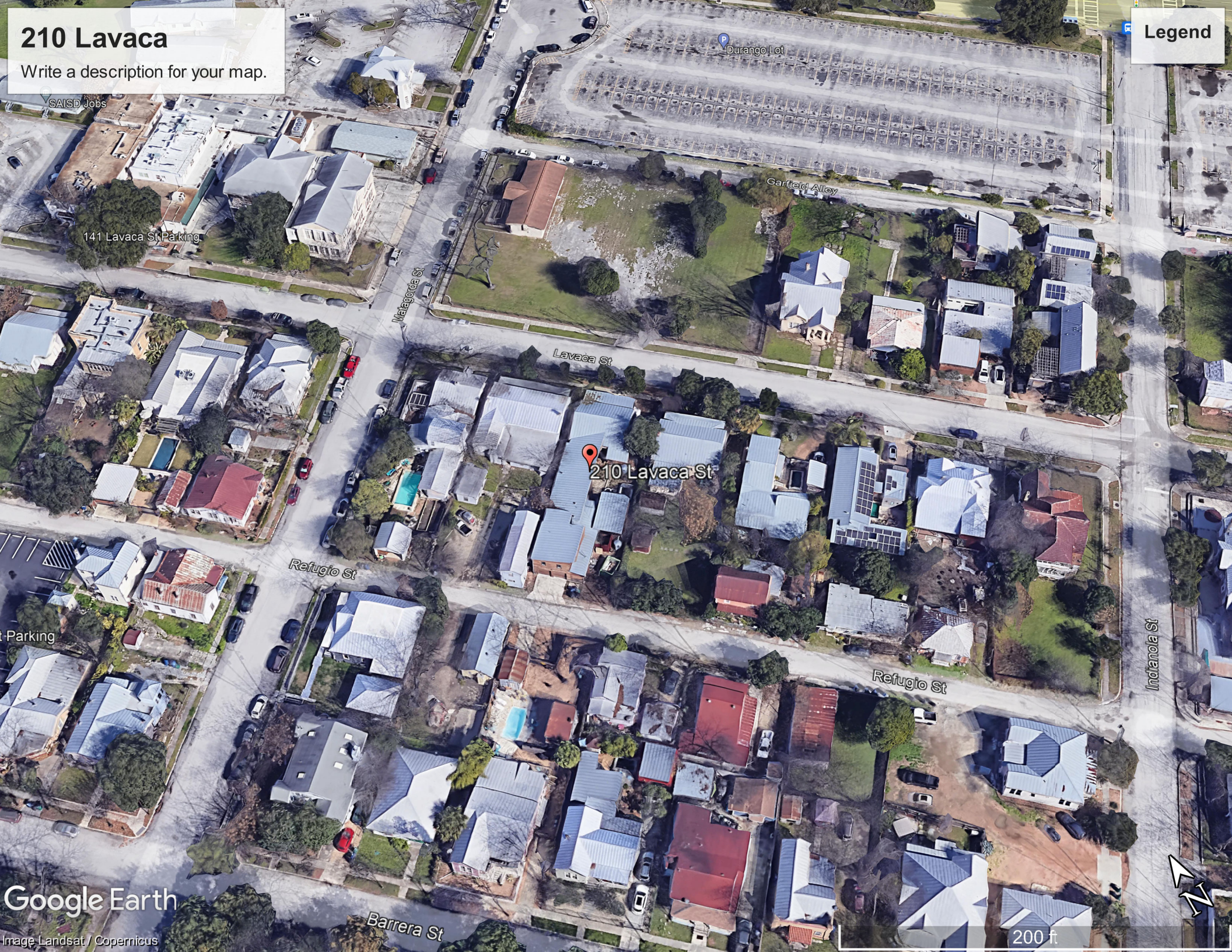
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210 Lavaca

Write a description for your map.

Legend



SAISD Jobs

141 Lavaca St. Parking

Durango Lot

Garfield Alley

Matagorda St

Lavaca St

210 Lavaca St

Refugio St

Refugio St

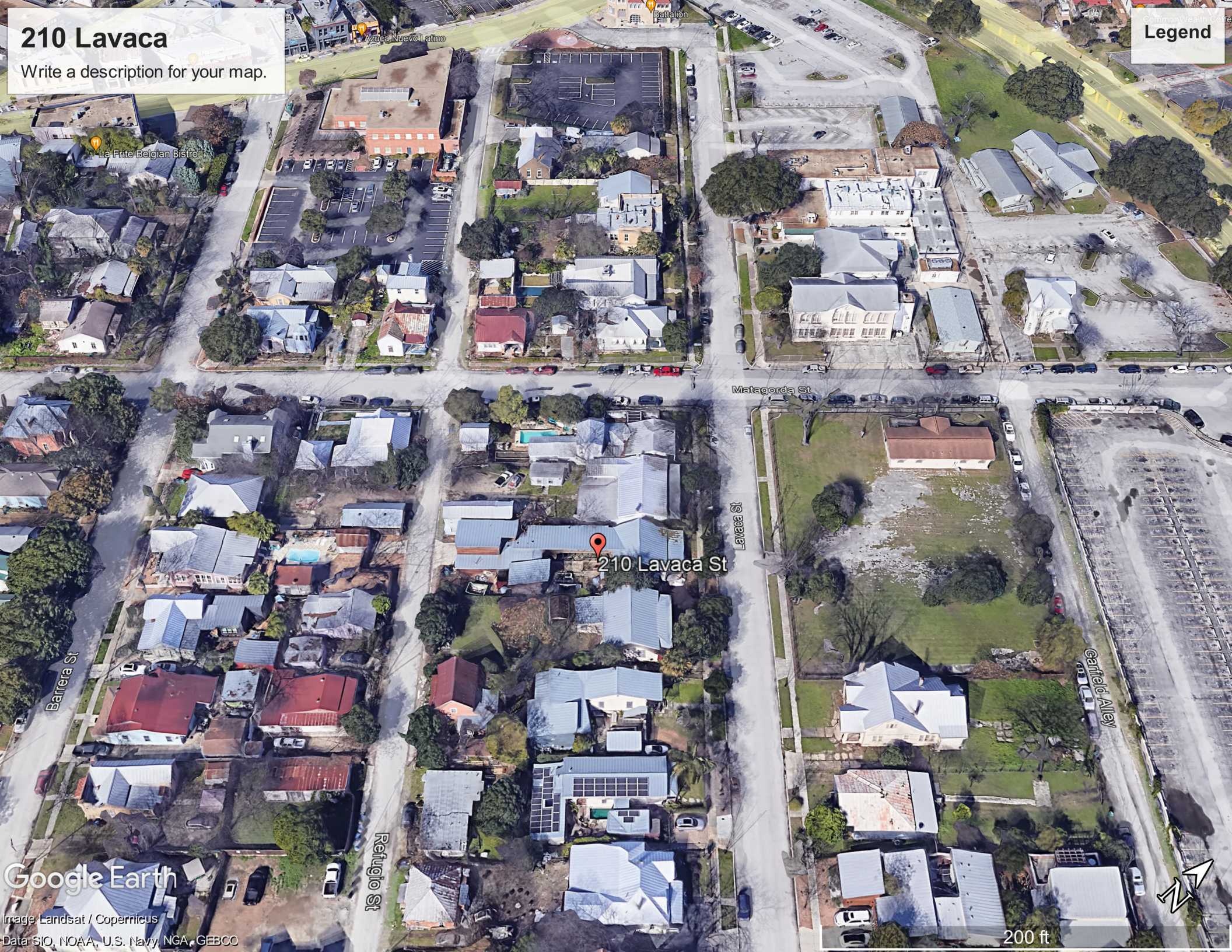
Indianola St

Barrera St

210 Lavaca

Write a description for your map.

Commonwealth of Massachusetts
Legend



210 Lavaca Street
Supporting Documentation for Certificate of Appropriateness Request
10.15.2021
Lake|Flato Architects, contact Vicki Yuan at vyuan@lakeflato.com



Existing Refugio Street Elevation

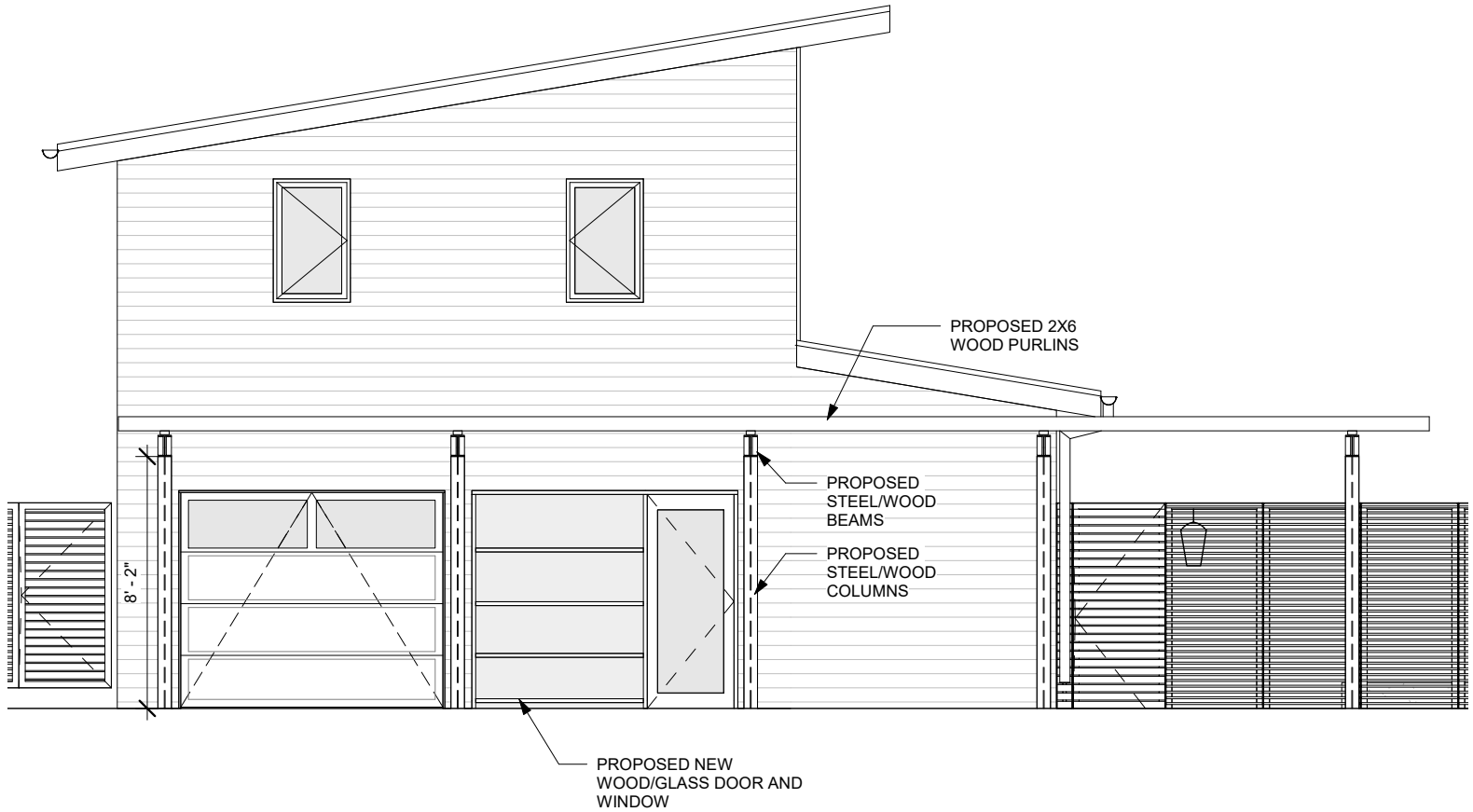


Proposed Carport Trellis + New Fenestration

Carport Trellis: Painted Steel Columns/Beams and Cedar Purlins

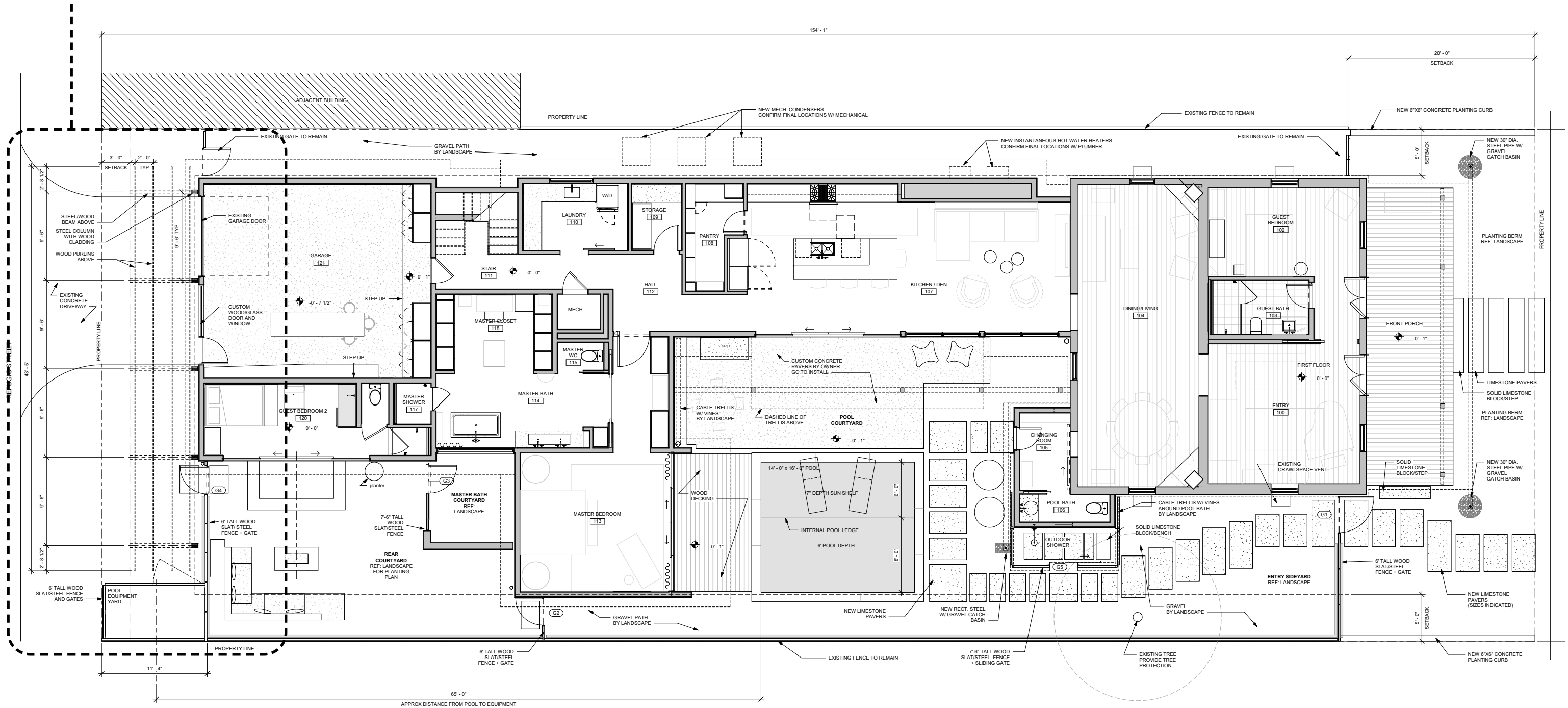
Fenestration: Custom Wood/Glass Door and Window: Stained Mahogany, Clear Insulating Glass

210 Lavaca Street
Supporting Documentation for Certificate of Appropriateness Request
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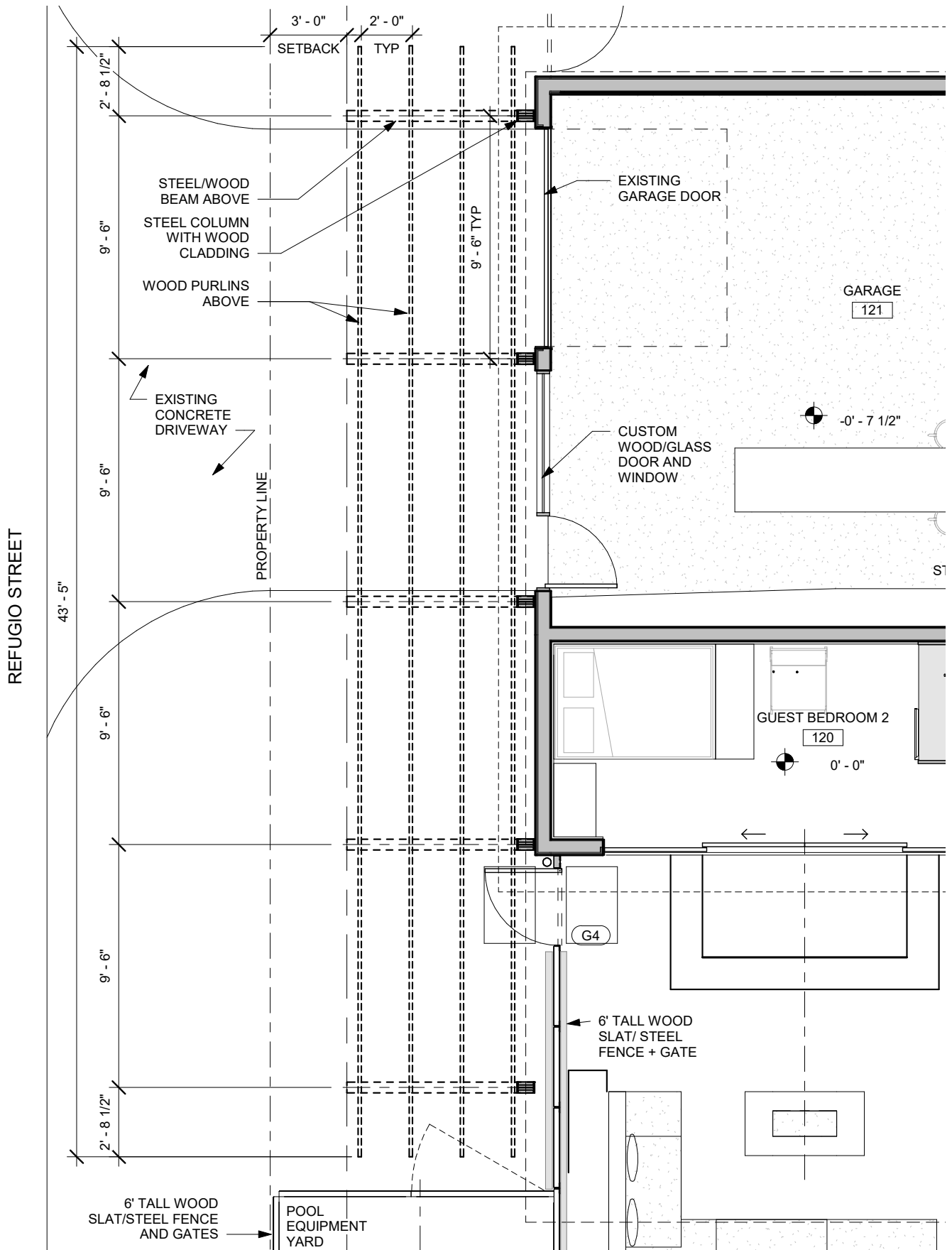


Refugio Street Elevation
Scale: 1/16" = 1'-0"

SEE ENLARGED SITE PLAN



210 Lavaca Street - Site Plan
Not to Scale



Partial Site Plan
 Scale: 3/16" = 1'-0"