

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2024

HDRC CASE NO: 2024-128
ADDRESS: 224 LAVACA ST
LEGAL DESCRIPTION: NCB 713 BLK 10 LOT W 52.3 FT OF N IRRG 98.6 FT OF 14
ZONING: RM-4, H, HL
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Douglas Long/Candid-Works
OWNER: Loretta Harmon/HARMON LORETTA
TYPE OF WORK: Carport construction
APPLICATION RECEIVED: March 15, 2024
60-DAY REVIEW: May 14, 2024
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a 15'8"x20' detached steel and wood carport in front of the house.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

2. Building Massing and Roof 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

- i. *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.

FINDINGS:

- a. The property at 224 Lavaca is a one-story vernacular stone residence built c 1878, with wood- and metal-clad additions in 2007 and 2015. The front-gabled primary roof, hipped roof over the porch, and butterfly roof on the addition are all clad in standing-seam metal. The front porch features square wood columns, and windows and doors are set deep in the stone. Historic wood windows are one-over-one and appear with one-over-one wood screens. The property is an individual landmark and contributes to the Lavaca Historic District.
- b. **NEW CONSTRUCTION OF A CARPORT:** The applicant requests approval to construct a 15'8"x20' detached steel and wood carport in front of the house. Historic Design Guidelines for New Construction 5.B.i says to match the predominant garage orientation found along the block. Guidelines for New Construction 5.A.i notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form. There are no front parking structures on the block, and a parking structure in front of a house is not typical for the period of construction for this property. Carports are recommended to be constructed behind the front façade of the primary structure. Additionally, the proposed location for the carport does not allow it to be visually subordinate to the primary historic structure since it sits closer to the street than the front elevation of the historic structure. Staff finds the carport location does not conform to guidelines.
- c. **CARPORT (FOOTPRINT):** The Guidelines for New Construction 5.A.i notes that new garages and outbuildings should be no larger in plan than forty percent of the primary historic structure's footprint. The existing one-story primary structure features a total footprint of 2,273 square feet, including an attached open porch. The proposed detached carport features a total footprint of approx. 313 square feet, or approximately 14% of the primary structure's footprint. Staff finds the proposed height and general massing conform to guidelines, but that the proposed location does not, as discussed in finding b.
- d. **CARPORT (MATERIALS):** The applicant requests a carport constructed using a steel tube frame with wood slats across the top of the structure. Historic Design Guidelines for New Construction 4.A.i says 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. Given the age of the neighborhood and of the primary historic structure, staff finds a fully wood carport would be more appropriate.

RECOMMENDATION:

Staff does not recommend approval of the request to construct a steel and wood carport in front of the house, based on findings a through d.

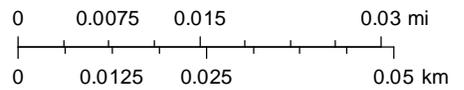
City of San Antonio One Stop



March 28, 2024

1:1,000

- CoSA Addresses
- Community Service Centers
- Ⓢ Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- COSA City Limit Boundary





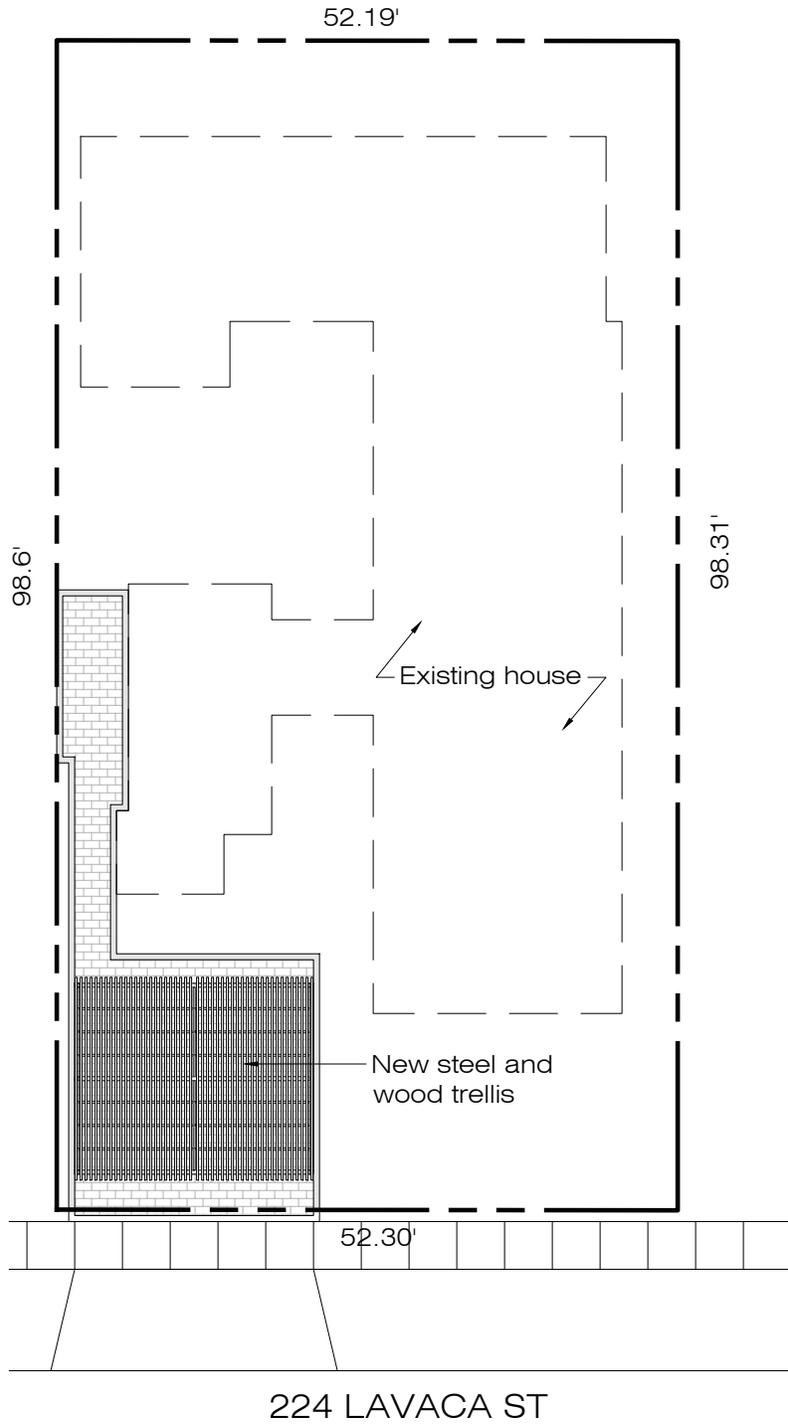
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228 Lavaca Street
San Antonio
Bexar County
Texas



Mar 28, 2024 5:58:40 PM
224 Lavaca Street
San Antonio
Bexar County
Texas

225 Lavaca St
 San Antonio, Texas
 Google Street View
 Apr 2022 See more dates





LEGAL DESCRIPTION: (0.1158 acres)
 Lot: W 52.3 FT OF N IRRG 98.6 FT OF 14
 Block: 10 NCB: 713

1 SITE PLAN
 Scale: 1/16"=1'-0"



North

Date: March 12, 2024

Contents:

Sheet No.

candid
 works pllc
 architecture

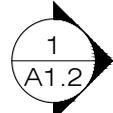
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 E: candid@candidstudio.net

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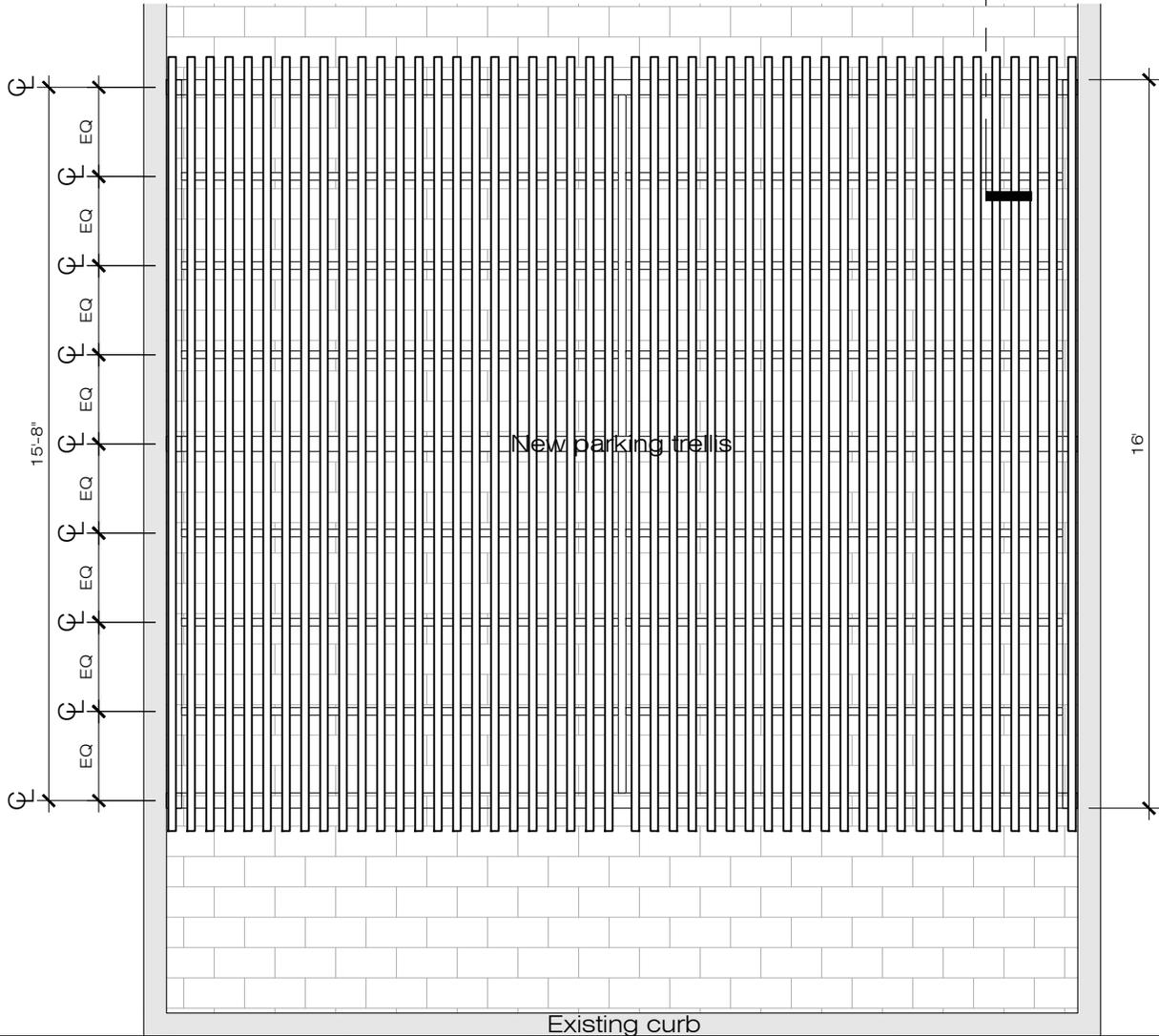
CASA 224
 San Antonio, TX

• Site plan

A1.0



20'



15'-8"

16'

New parking trellis

Existing curb

Existing sidewalk

Existing approach

1 CARPORT PLAN

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



North

Date: March 12, 2024

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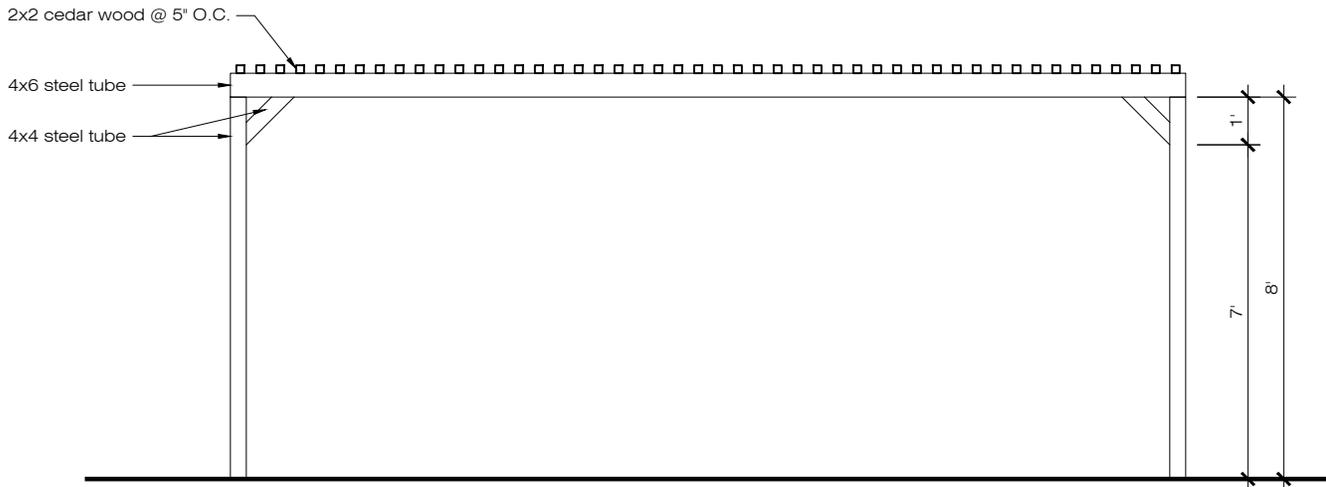
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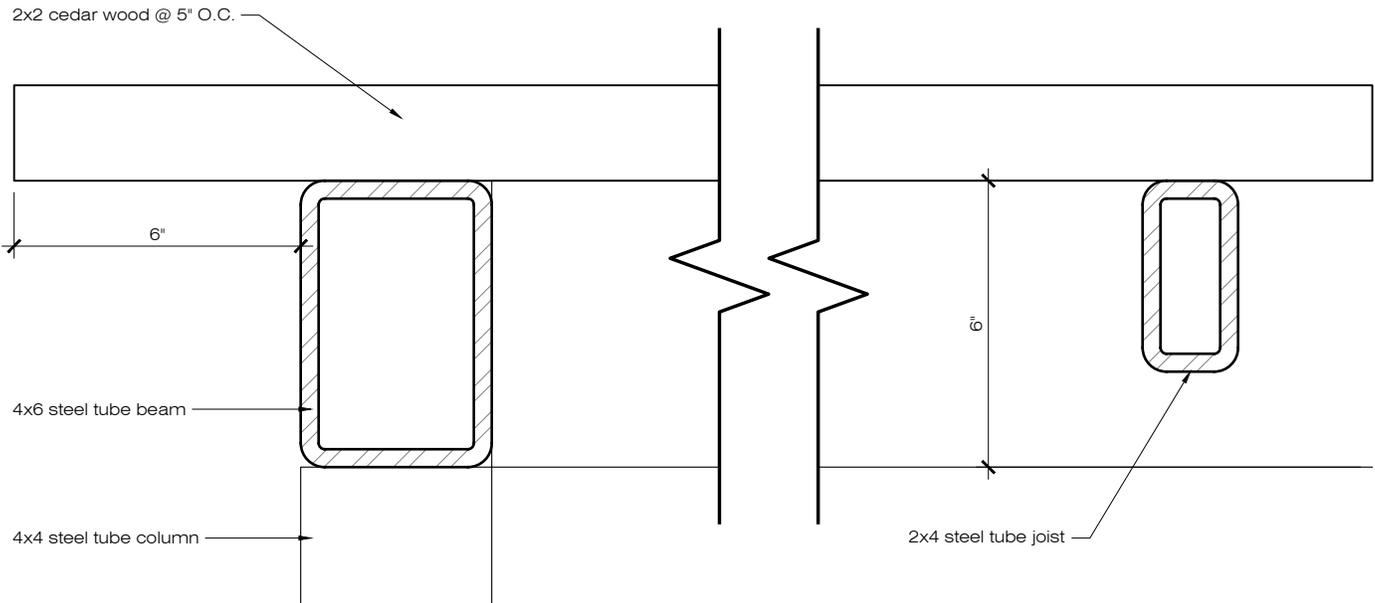
• Floor plan

A1.1



1 FRONT ELEVATION

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



2 CARPORT DETAIL

Scale: 3" = 1'-0"

Date: March 12, 2024

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• Elevation
and detail

A1.2







