

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

HDRC CASE NO: 2023-074
ADDRESS: 636 LEIGH ST
LEGAL DESCRIPTION: NCB 2739 BLK E 41.29 FT OF 7 ARB A19
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Michael Cisneros/Harmony Custom Homes
OWNER: NICKOLAY MARKOV /MARKOV NICKOLAY & MARKOV MARIA
TYPE OF WORK: New Construction
APPLICATION RECEIVED: February 17, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new two-story, single-family residence at 636 Leigh Street. This lot is located within the Lavaca Historic District.

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 nonresidential building types are more typically flat and screened by an ornamental parapet wall.

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.

4. Architectural Details

A. GENERAL

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

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

Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

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

- iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
 - ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.
- ### 6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.
New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.
New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences

should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining

wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. Historic Gardens—Maintain front yard gardens when appropriate within a specific historic district.

ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract

from the historic structure.

v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. Impervious surfaces—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every

effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site.

Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a new two-story, single-family residence at 636 Leigh Street. This lot is located within the Lavaca Historic District.
- b. EXISTING LOT – This lot is currently void of any structures. The lot is also void of a curb cut and driveway apron.
- c. CONTEXT & DEVELOPMENT PATTERN – This lot is located on Leigh Street. Only the south side of the 500 and 600 blocks of Leigh Street are located within the Lavaca Historic District. The lots to both the immediate east and west of this lot feature 2-story, new construction. Houses typically feature an angled orientation on this block.
- d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with 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 not specified an exact building setback from the street and has not identified how the proposed setback relates to the existing setback on the block. Staff finds that the applicant should propose a setback that relates to the existing structures on the block. The proposed new construction should feature an orientation (angled) to match the predominant pattern on the block.

- e. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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 applicant has proposed new construction that features two (2) stories in height and an overall height of approximately thirty (30) feet. The historic structures on this block are predominately one story in height. The proposed height of two (2) stories in height is consistent with the Guidelines. New construction that features two (2) stories in height also exists on this block.
- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. Historic foundation heights on this block feature between approximately two (2) and three (3) feet in height. The applicant has not specified a foundation height at this time; however, per the submitted construction documents, the foundation height appears to be approximately one (1) foot in height. Staff finds that the foundation height should be confirmed and feature at least one (1) foot in height.
- h. ROOF FORM – The applicant has proposed for the new construction to feature a series of shed roof forms that begin to form the profile and massing of a gabled roof. The Guidelines for New Construction 2.B.i. notes that roof forms for new construction should be consistent with those found predominantly on the block. The predominant roof form on this block is a front facing gabled form. Generally, staff finds the proposed roof form to be appropriate.
- i. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has proposed new construction with a footprint of approximately 1,565 square feet. The lot features 0.0975 acres or approximately 4,247 square feet in size. Staff finds the proposed lot coverage to be appropriate and consistent with the Guidelines.
- j. MATERIALS – The applicant has proposed materials that include stucco facades, lap aluminum siding, a standing seam metal roof, and vinyl windows. The Guidelines for New Construction 3.A. notes that materials that complement the type, color, and texture of materials used traditionally in the district should be used for new construction. Stucco and plaster facades are found traditionally within the Lavaca Historic District; however, aluminum siding is not. Staff finds that wood or composite lap siding should be installed instead of the proposed aluminum siding and that stucco or plaster feature a traditional finish with traditionally placed expansion joints. If a composite material is proposed, it should feature a smooth finish and an exposure that relates to historic siding profiles on this block; typically, a four inch exposure. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. An industrial ridge cap should not be used.
- k. WINDOW MATERIALS – The applicant has specified the installation of black vinyl windows. The applicant has not provided additional window specifications. Staff finds that windows that are consistent with the adopted policy guide for window should be installed.
- l. FENESTRATION PROFILE – The Guidelines for New Construction 4.A. notes that new construction should feature architectural details that are in keeping with the predominant architectural style of the block face and district. 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. The applicant has noted the installation of windows of various sizes and proportions, many of which are reflective of both historic examples found within the district and the immediate, surrounding context.
- m. PORCH DESIGN – The applicant has proposed a front porch that is recessed and enclosed by a side wall. Front porches within the Lavaca Historic District historically span a significant portion of the front façade and are integrated into the overall massing of the structure. Generally, staff finds the incorporation of the proposed porch into the massing of the new construction to be appropriate.
- n. GARAGE – The applicant has proposed a front-loading garage to be located on the proposed new construction’s front façade. Parking is historically found within the side or rear yards within the Lavaca Historic District. Staff finds that parking that is located within the footprint of new construction, that is accessed front the front façade is atypical for the typical development pattern within the Lavaca Historic District; however, this block of Leigh Street features lot configurations and building massing that are atypical for the district. Parking within the footprint of the primary structure as well as via a front loading garage are typically not recommended by staff; however, in this context staff finds this proposal to be consistent the block’s development pattern.

- o. ARCHITECTURAL DETAILS – The Guidelines for New Construction 4.A. notes that new construction should feature architectural details that are in keeping with the predominant architectural style of the block face and district. 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. Generally, staff finds that the applicant has incorporated architectural elements into the proposed new construction that are found within the immediate context.
- p. LANDSCAPING – The applicant has not provided landscaping information at this time. Staff finds that a detailed landscaping plan should be submitted for review and approval. Fencing, if proposed, should be included in this landscaping plan.
- q. WALKWAY – The applicant has proposed to install a concrete paver walkway leading from the front porch to the sidewalk at the right of way. Walkways within the Lavaca Historic District commonly feature varying materials and profiles, including brick, solid concrete and concrete pavers. Generally, staff finds the proposed concrete paver walkway to be appropriate.
- r. DRIVEWAY – The applicant has proposed a driveway, curb cut and apron on Leigh Street. The proposed driveway will extend from the right of way to the proposed garage on the front façade. Staff finds that the proposed curb cut, apron and driveway should be installed in a manner that is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the proposed new construction based on findings a through r with the following stipulations:

- i. That the applicant propose a setback that relates to the existing structures on the block. The proposed new construction should feature an orientation (angled) to match the predominant pattern on the block.
- ii. That the foundation height be confirmed and feature at least one (1) foot in height, as noted in finding g.
- iii. That wood or composite lap siding be installed instead of the proposed aluminum siding and that stucco or plater feature a traditional finish with traditionally placed expansion joints. If a composite material is proposed, it should feature a smooth finish and an exposure that relates to historic siding profiles on this block; typically a four inch exposure. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. An industrial ridge cap should not be used.
- iv. That windows that are consistent with the adopted policy guide for window be installed, as noted in finding k.
- v. That a detailed landscaping plan be submitted for review and approval, as noted in finding p.
- vi. That the proposed driveway, curb cut and apron be installed in a manner that is consistent with the Guidelines.

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

SPEC HOME FOR:
636 Leigh Street
San Antonio, Texas 78210

SPEC HOME FOR:
636 Leigh Street
San Antonio, Tx. 78210

AREAS :

FIRST FLOOR	=	1,062
SECOND FLOOR	=	1,379
TOTAL LIVING	=	2,441

BALCONY	=	89
COVID PATIO	=	185
PORCH AREA	=	31
GARAGE	=	287

TOTAL AREA = 3,033 SQ.FT.

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A7	INTERIOR ELEVATIONS
A8	ELECTRICAL PLAN

HARMONY

Custom Homes

Dream - Design - Build

michael@harmonycustomhomestexas.com

1 (210) 422-8919



DAVID HERRERA

DESIGNS

Custom Home Designer

(210) 860-5414 / San Antonio, Texas, USA / www.davidherrera designs.com

LEGAL

636 Leigh Street
San Antonio, Texas 78210

CONTRACTOR NOTES

1. VERIFY EXACT LOCATION OF HOUSE ON JOB SITE WITH BUILDER.

2. VERIFY ALL FINISH ELEVATIONS (SLAB,LUGS,GRADES, CONC FLAT WORK) ON JOB SITE WITH BUILDER AND/OR LANDSCAPE ARCHITECT.

3. VERIFY AND PROVIDE CONDUITS AND DRAINS REQUIRED UNDER CONC. WORK PRIOR TO POUR.

4. COORDINATE EXACT LOCATION AND CONFIGURATION OF ALL FLAT WORK ON JOB SITE WITH BUILDER AND/OR LANDSCAPE ARCHITECT.

5. VERIFY ALL CONC. A/C PAD LOCATIONS. COORDINATE WITH MECHANICAL SUBCONTRACTOR.

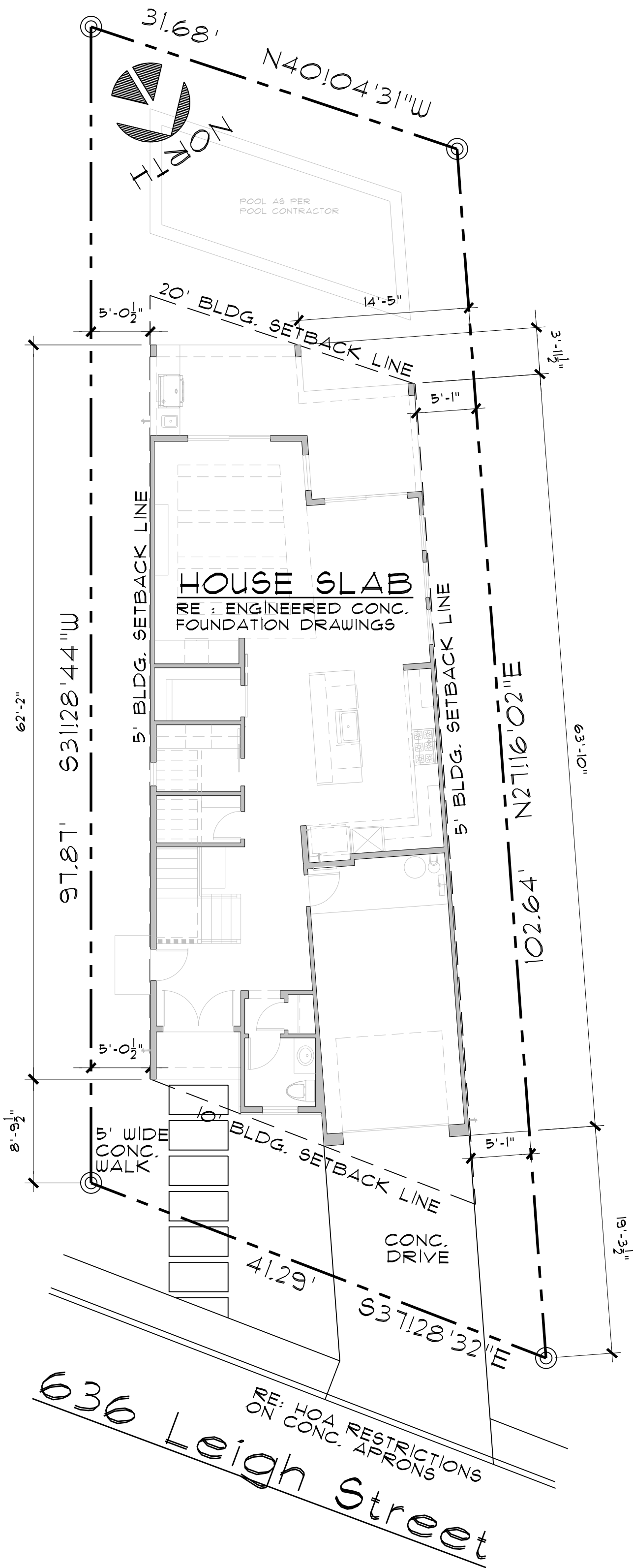
6. LANDSCAPING, FENCING, AND/OR SCREENS AS SPECIFIED. COORDINATE WITH LANDSCAPE DRAWINGS.
7. VERIFY ALL FLOOR OUTLET LOCATIONS IN SLAB ON JOB SITE WITH OWNER.

8. PROVIDE POSITIVE WATER DRAINAGE AWAY FROM HOUSE. COORDINATE WITH LANDSCAPE DRAWINGS.

9. BUILDER SHALL VERIFY AND CONFORM TO ALL LOCAL CODES, DEED RESTRICTIONS,AND REQUIREMENTS GOVERNING THIS PROJECT. WORKMANSHIP SHALL CONFORM TO STANDARD TRADE PRACTICES.

SITE PLAN

SCALE : 1/8" = 1'-0"



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HARMONY

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78210

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Custom Home Designer
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PROJECT
Spec

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SITE PLAN

636 Leigh Street

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FIRST AND SECOND FLOOR PLAN NOTES

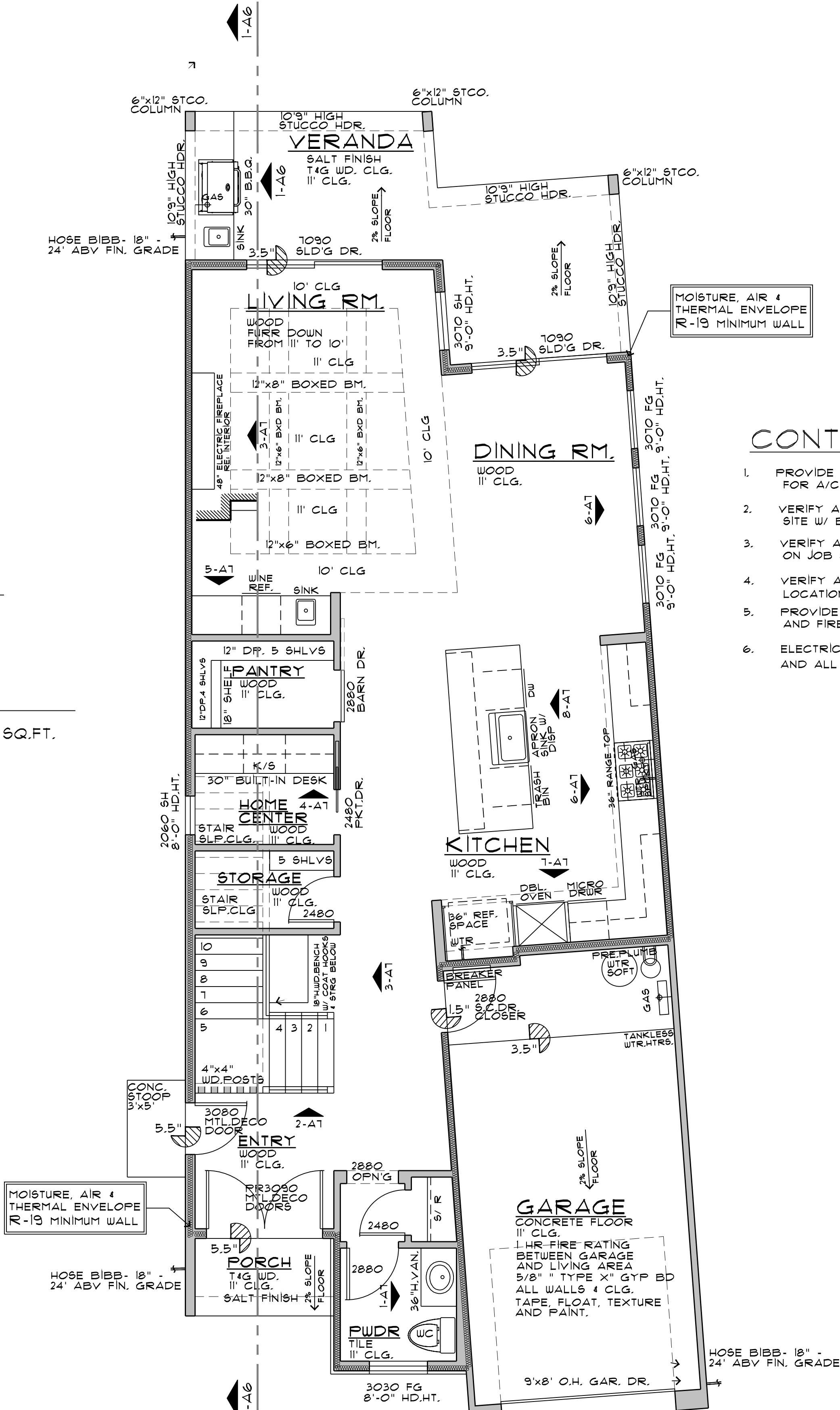
636 Leigh Street

AREAS :

FIRST FLOOR	=	1,062
SECOND FLOOR	=	1,379
TOTAL LIVING	=	2,441

BALCONY	=	89
COVID PATIO	=	185
PORCH AREA	=	31
GARAGE	=	287

TOTAL AREA	=	3,033 SQ.FT.
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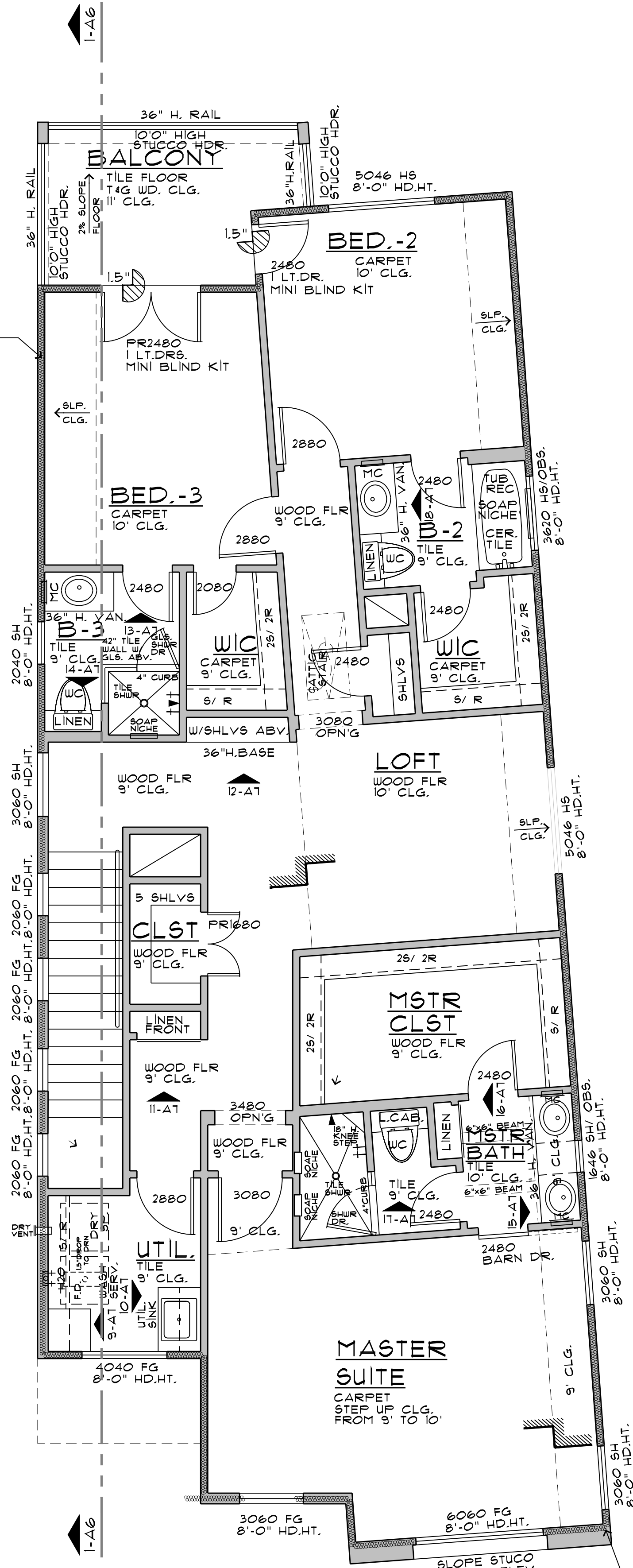
FIRST FLOOR PLAN NOTES

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

CONTRACTOR NOTES

1. PROVIDE PLATFORM & ALL REQ'D. CONNECTIONS FOR A/C IN ATTIC.
2. VERIFY ALL ATTIC ACCESS LOCATIONS ON JOB SITE W/ BUILDER AND OWNER.
3. VERIFY ALL FLOOR OUTLET LOCATIONS ON JOB SITE W/ BUILDER AND OWNER.
4. VERIFY ALL SOAP AND SHAMPOO RECESS LOCATIONS WITH BUILDER.
5. PROVIDE FULL PERIMETER BURGLAR AND FIRE ALARM SYSTEM AND SMOKE DETECTORS.
6. ELECTRICIAN TO VERIFY PLUGS AT VANITY'S AND ALL PICTURE PLUGS.

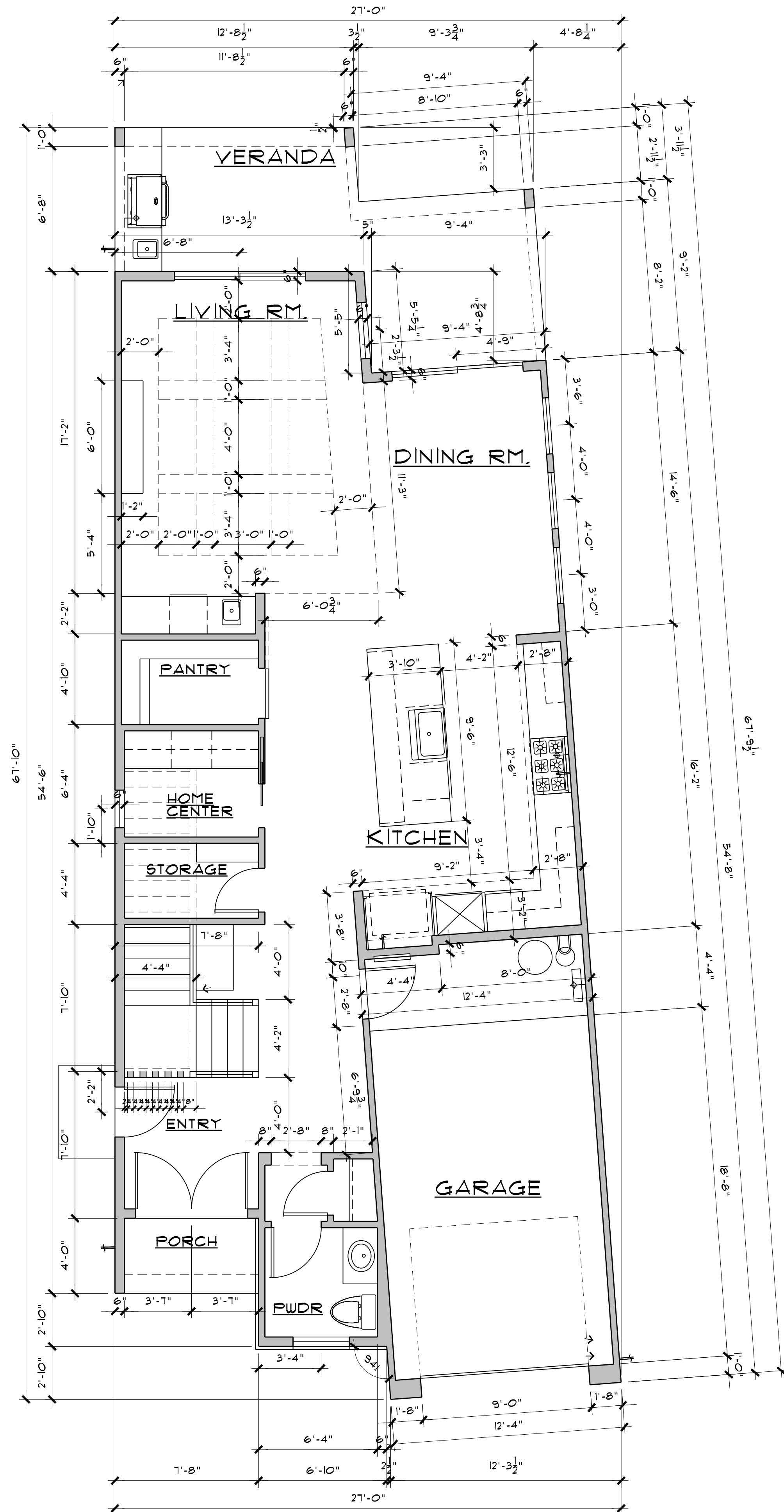
RE: MECH. SUBCONTRACTOR FOR A/C , DE-HUMIDIFIER & FRESH AIR VENTILATOR.



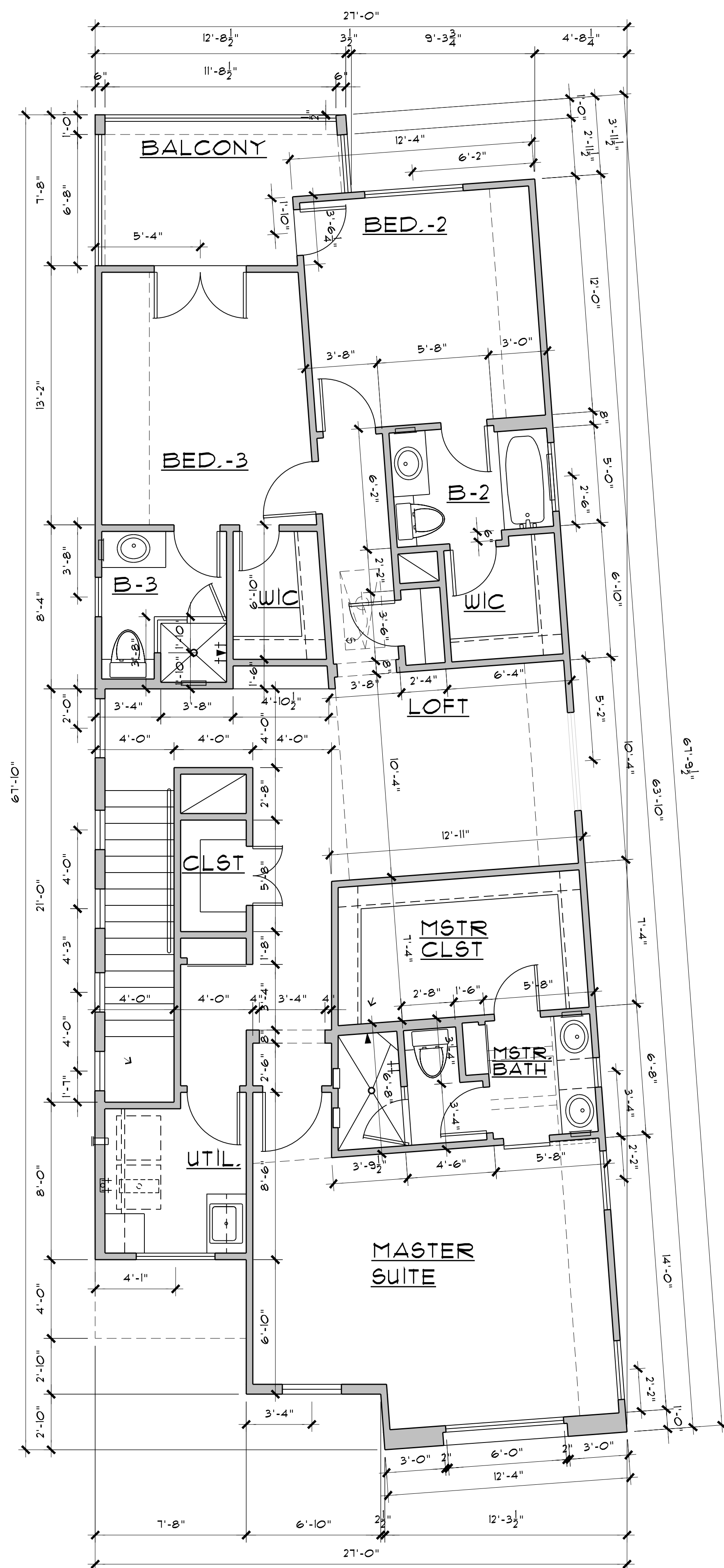
SECOND FLOOR PLAN NOTES

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

RE: MECH. SUBCONTRACTOR FOR A/C , DE-HUMIDIFIER & FRESH AIR VENTILATOR.



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



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

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FIRST AND SECOND FLOOR PLAN DIMENSIONS

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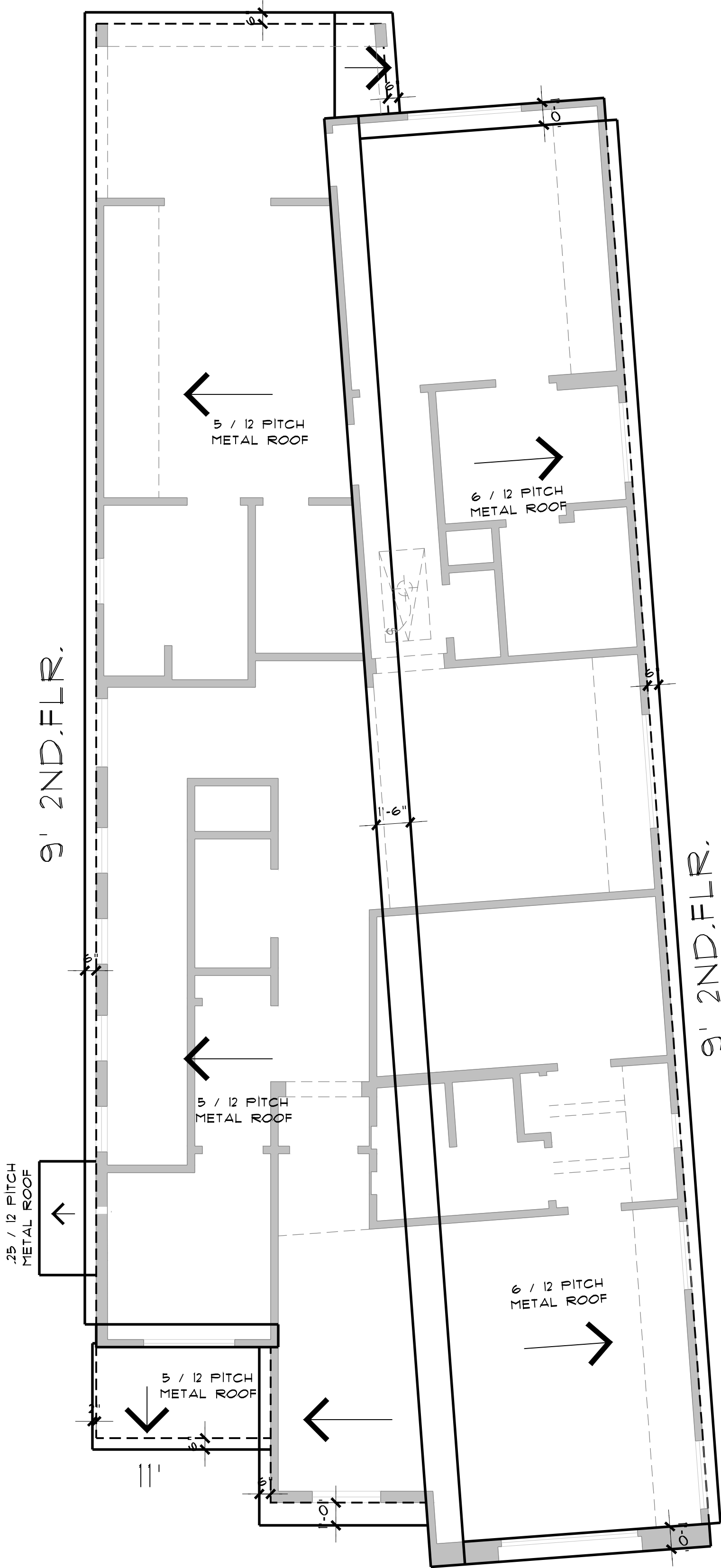
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ROOF PLAN

636 Leigh Street

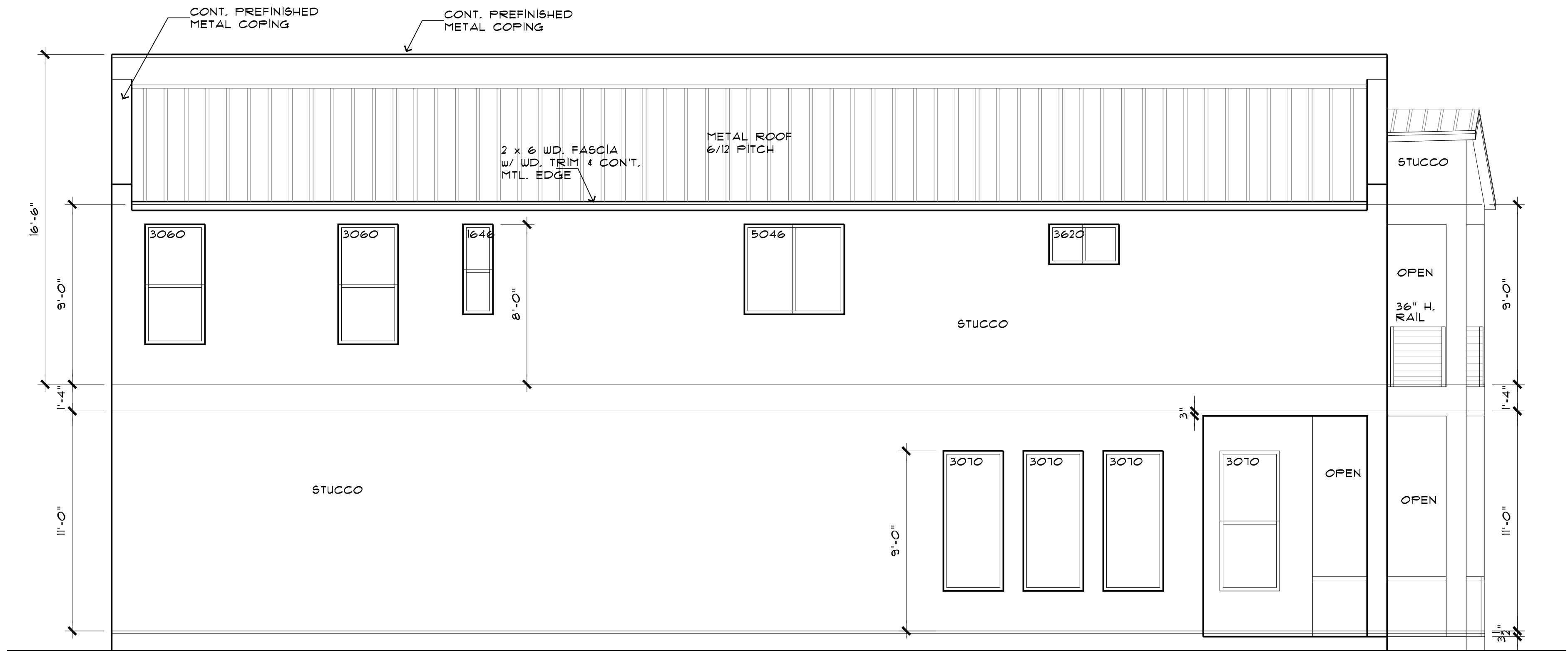
ROOF NOTES :

1. METAL ROOF AS SELECTED, BY OWNER, AT 5/12 AND 6/12 PITCH UNLESS OTHERWISE NOTED.
2. ALL OVERHANGS SHALL BE 6" (UNLESS OTHER WISE AS DIMENSIONED) HARDI-BOARD SOFFIT w/ 4" INTEGRAL CONT. VENTS WHERE REQUIRED.
3. ALL FASCIA SHALL BE 2x6 PREFINISHED CEMENT FIBER BOARD w/ 1x2 TRIM AND CONT. PREFINISHED METAL DRIP EDGE TRIM, UNLESS OTHER WISE NOTED.
4. ALL FINISH SELECTIONS SHALL BE SELECTED AND APPROVED BY THE OWNER. BUILDER SHALL PROVIDE SAMPLES OF FINISHES FOR SELECTIONS PRIOR TO INSTALLATION OR APPLICATION.
5. LIVING AREA ATTIC SHALL BE FOAM ENCAPSULATED ENVELOPE w/ MINIMUM R 38. PROVIDE ATTIC VENTILATION OVER PORCH, PATIO AND GARAGE. PROPER ATTIC VENTILATION SHALL BE CALCULATED BY ATTIC VENT PROVIDER.
6. PROVIDE PREFINISHED METAL GUTTERS w/ DOWNSPOUTS AND DIVERTERS AS REQUIRED TO AVOID CONCENTRATED OR DIRECT WATER POURING ON TO DOORS, WINDOWS AND WALLS. VERIFY WITH SPECIFICATIONS.
7. CREATE ROOF VENT MANIFOLDS AND/OR PREVENT VENTS TO VIEW FROM FRONT OF HOUSE. RE: OWNER

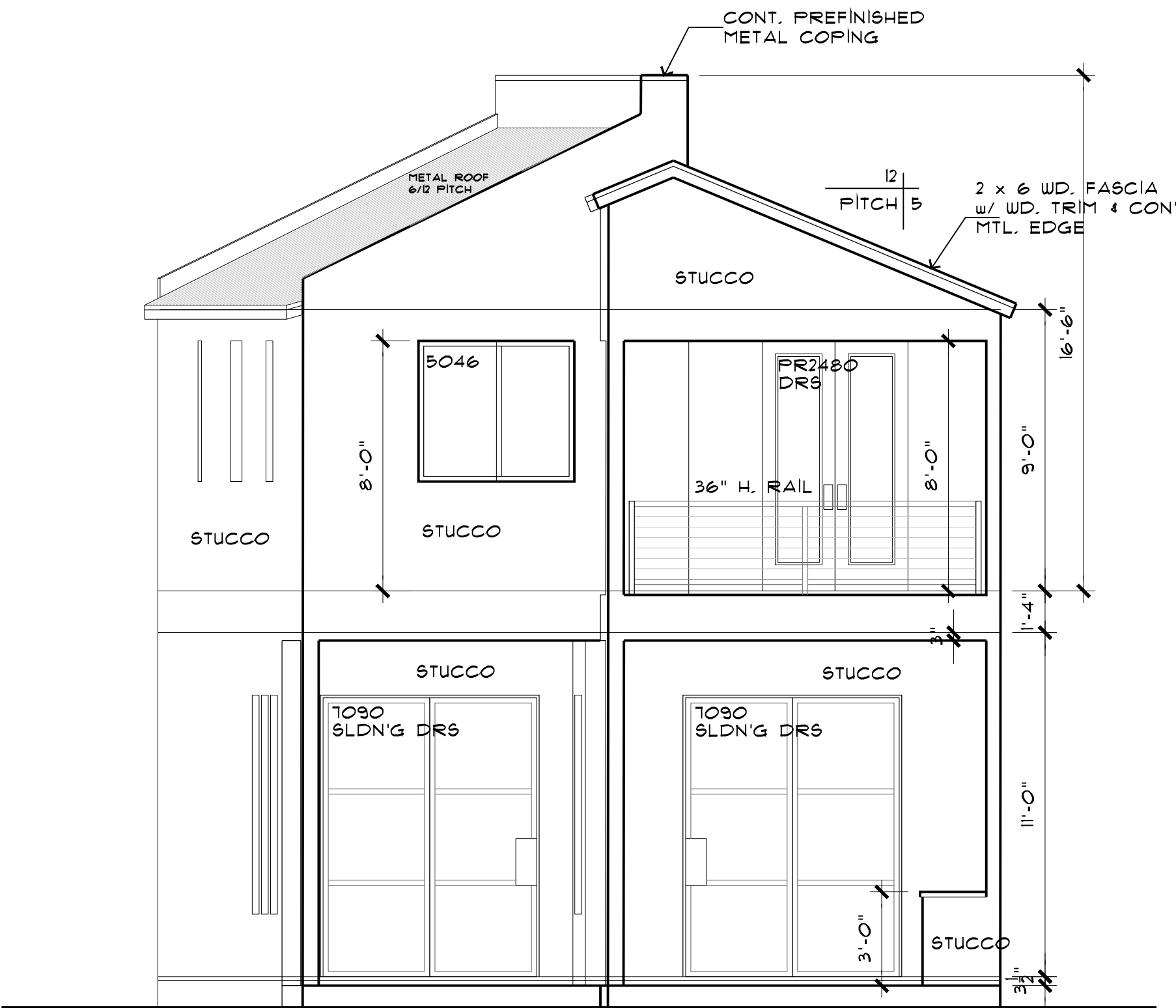


ROOF PLAN

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

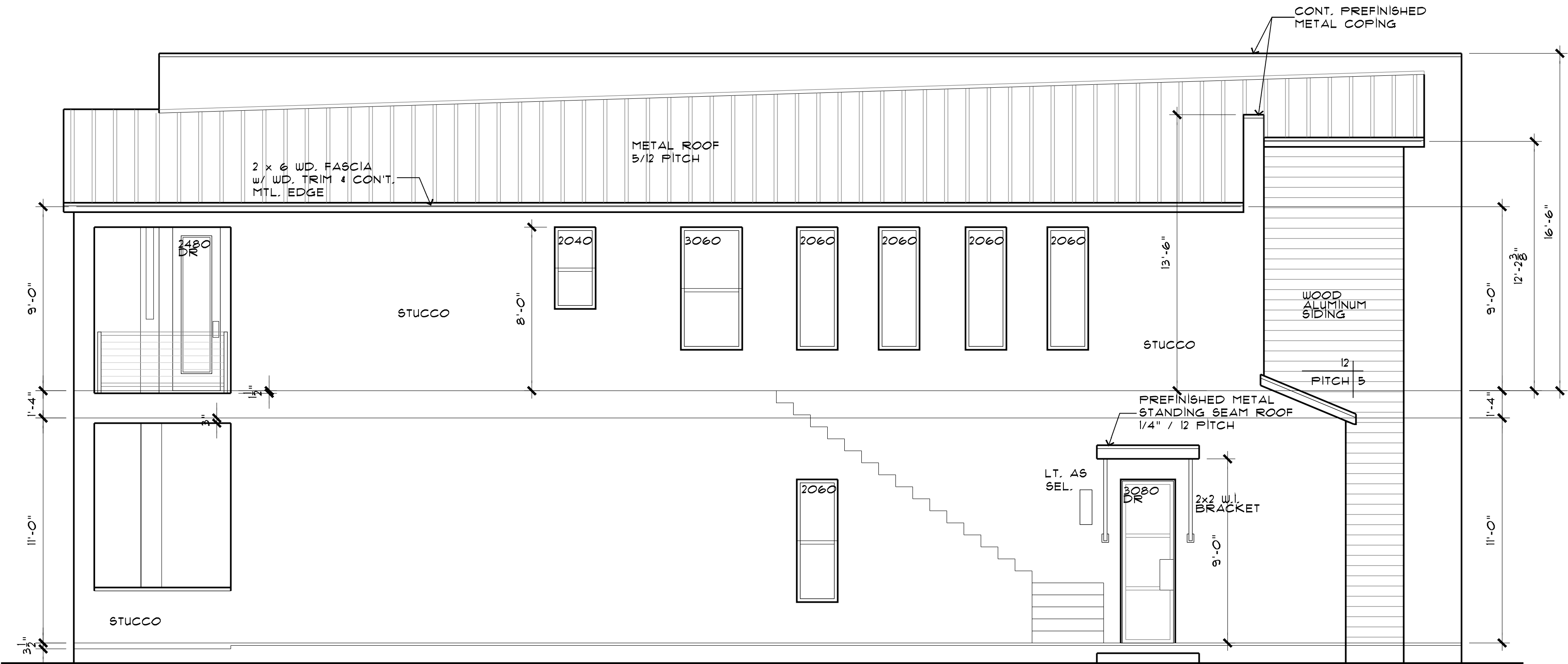


RIGHT ELEVATION
SCALE : 1/4" = 1'-0"

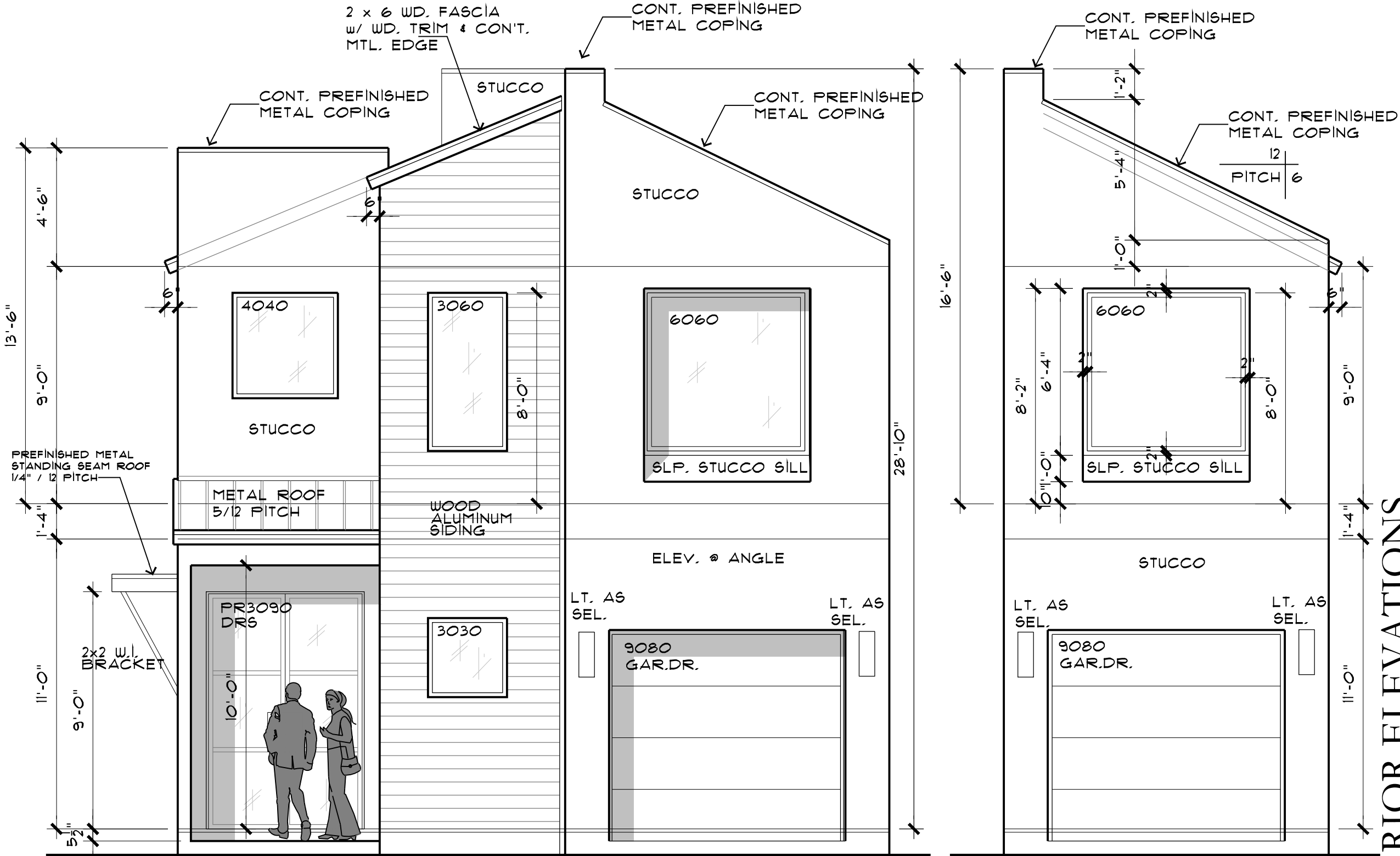


REAR ELEVATION
SCALE : 1/4" = 1'-0"

- NOTES**
1. VERIFY ALL FINISH ELEVATIONS (SLAB,LUGS,GRADES, CONC FLAT WORK) WITH LANDSCAPE DRUGS, AND ON JOB SITE WITH BUILDER.
 2. EXTEND ALL STUCCO FINISH TO 18" MAX. ABOVE FINISH GRADE LINE
 3. COORDINATE WITH FOUNDATION AND FINISH GRADES ALL HOSE BIBBS AND EXTERIOR ELECTRICAL OUTLETS TO BE 18 " MAX. ABOVE FINISH GRADE LINE



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



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

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

EXTERIOR ELEVATIONS

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Spec Home For :

636 Leigh Street

San Antonio, Tx.

78210

DAVID HERRERA

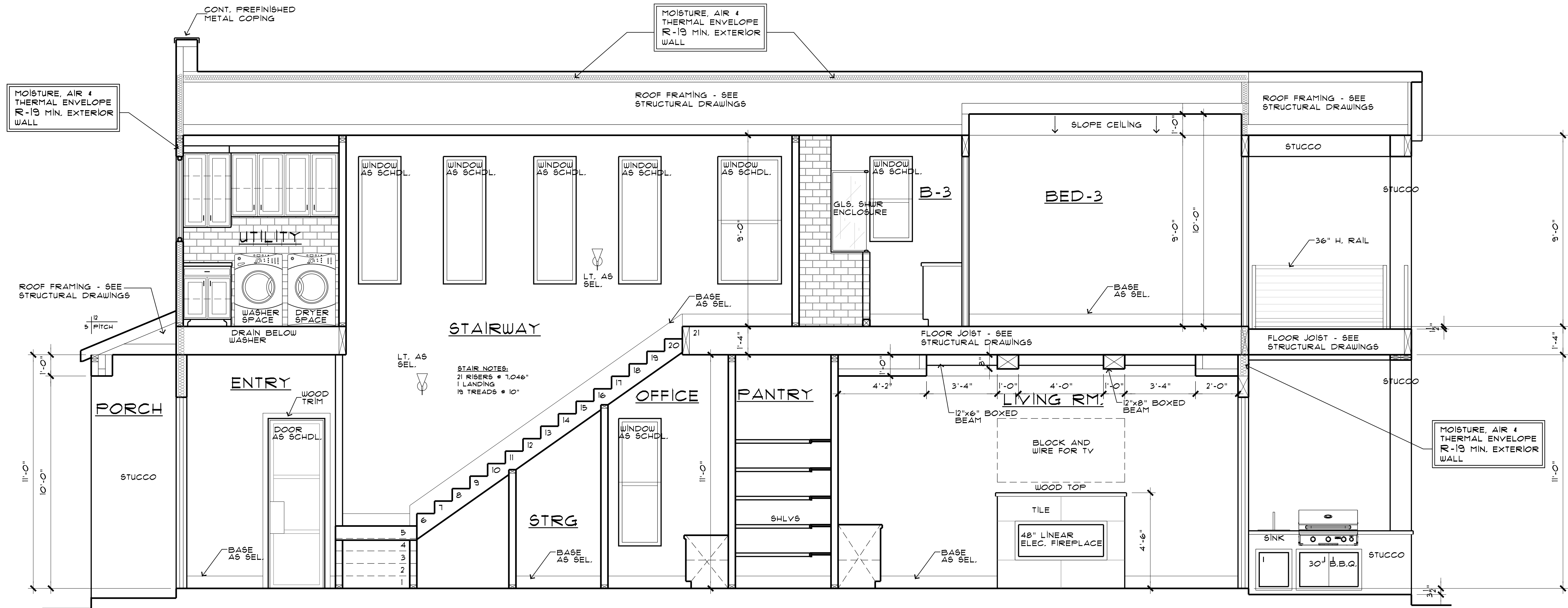
DESIGNS

Custom Home Designer

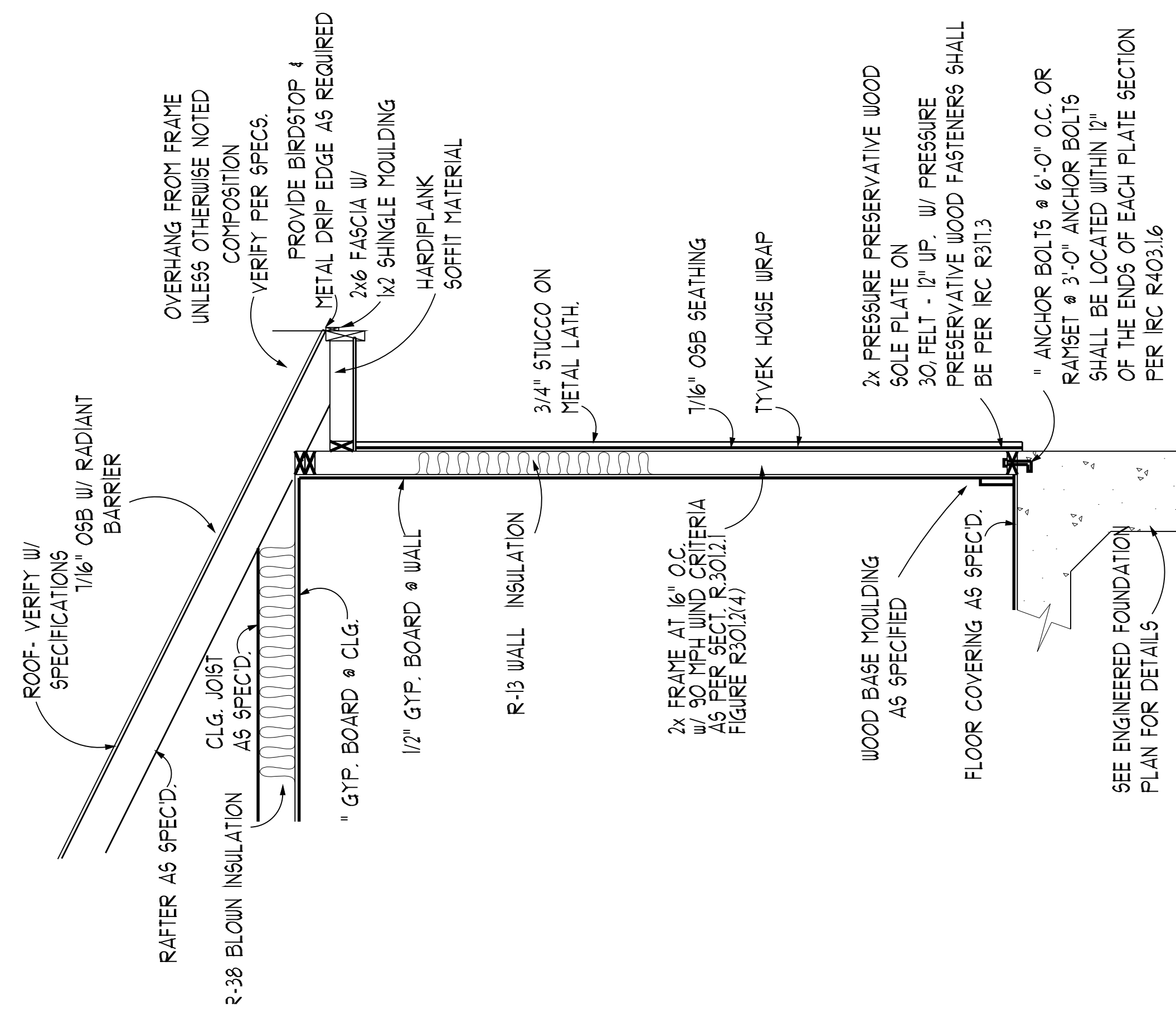
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OF	SHEETS

636 Leigh Street




1 Building Section
SCALE : 3/8" = 1'-0"



TYP. STUCCO WALL SECTION
1 STORY SECTION
2009 IRC


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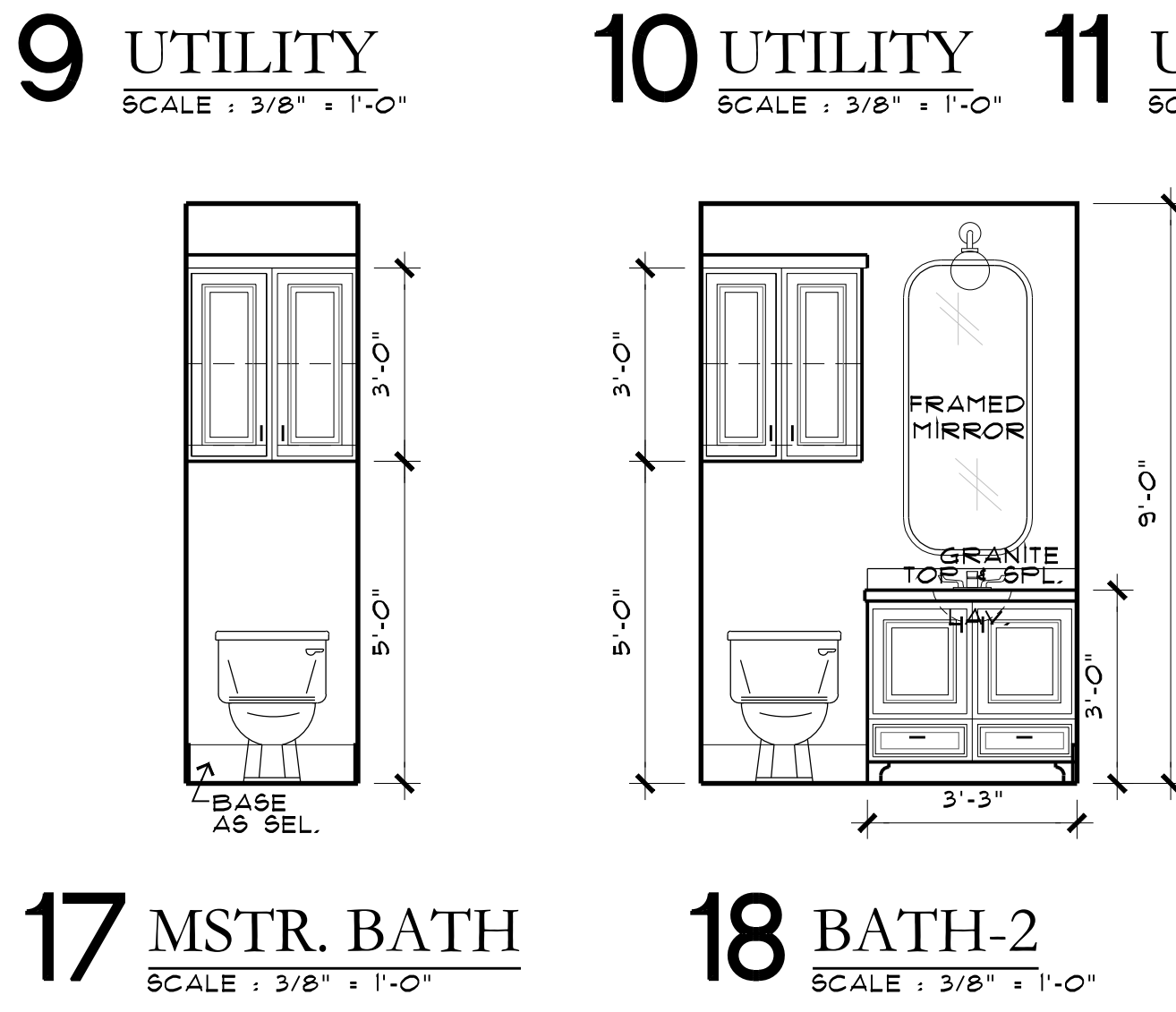
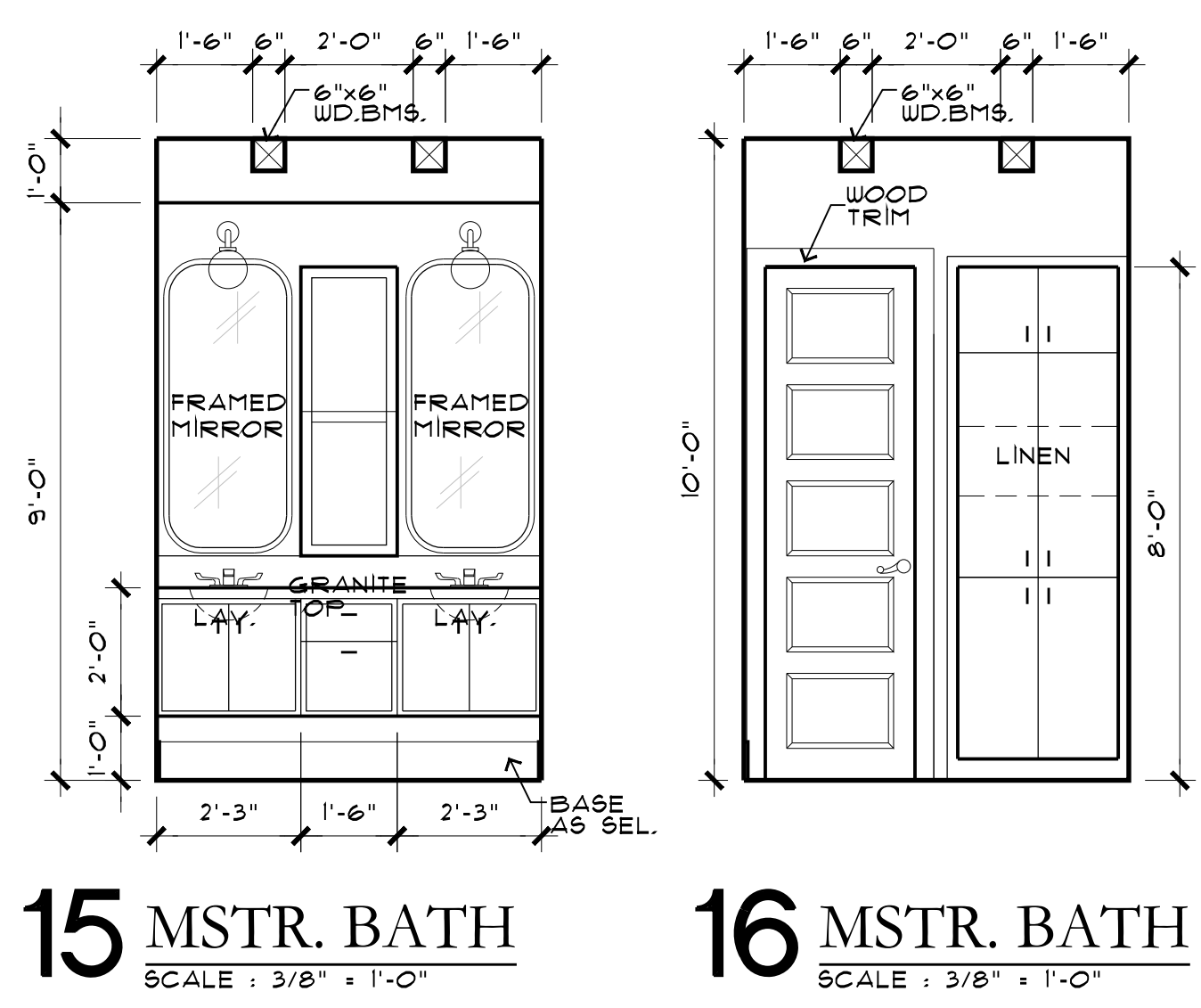
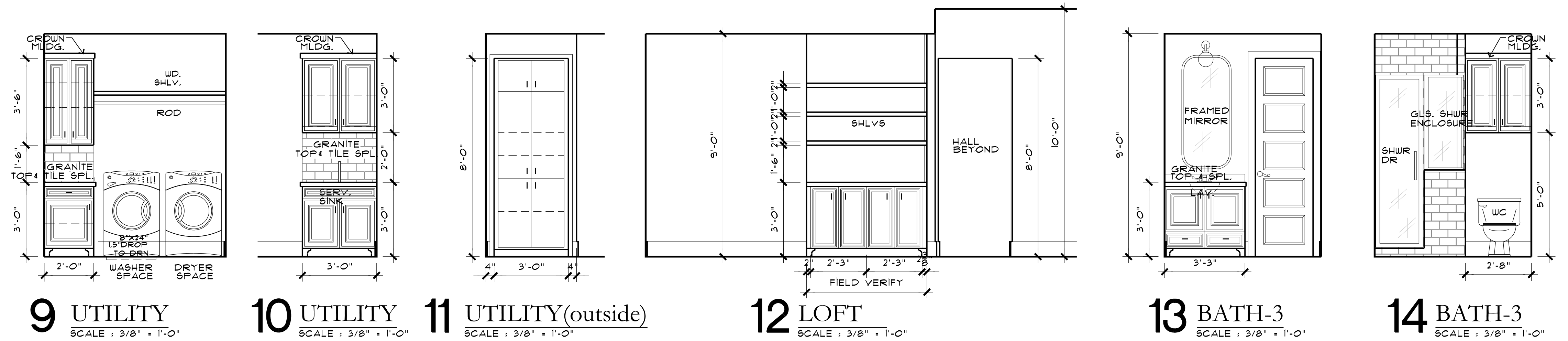
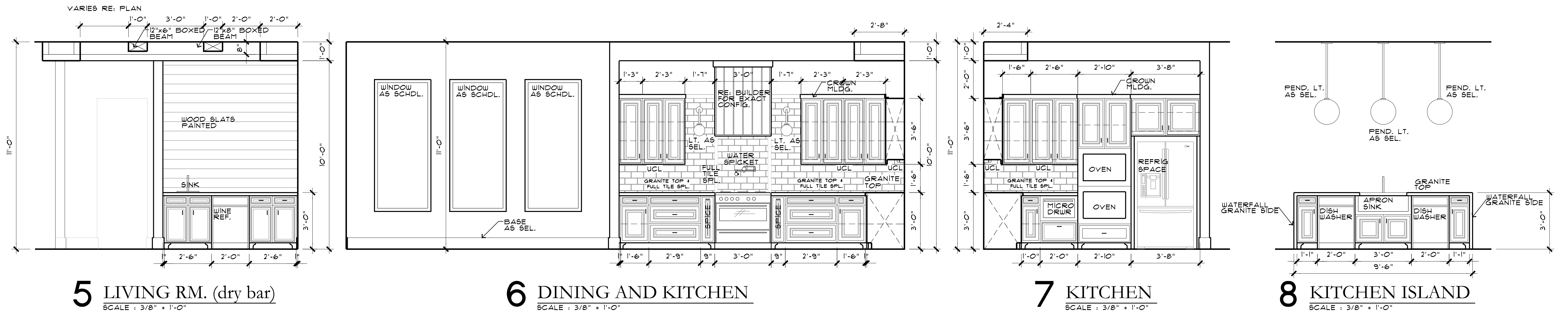
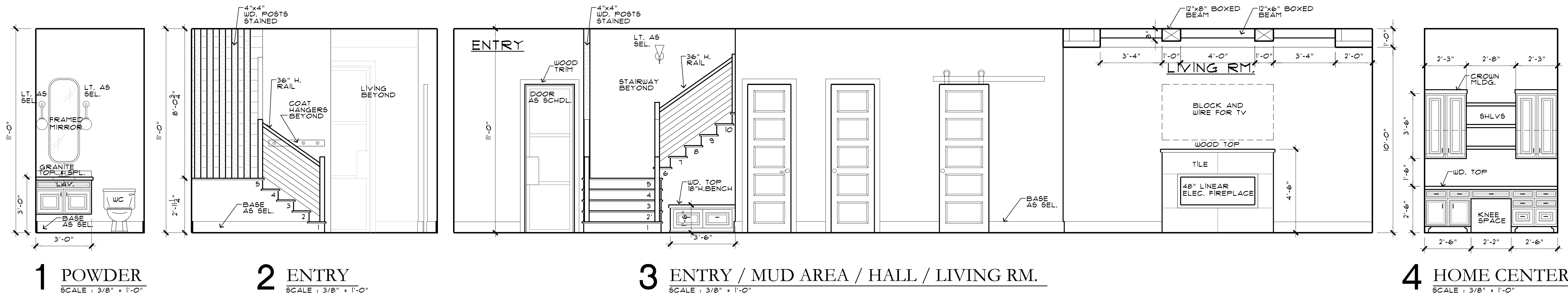


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BUILDING SECTION

636 Leigh Street



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INTERIOR ELEVATIONS

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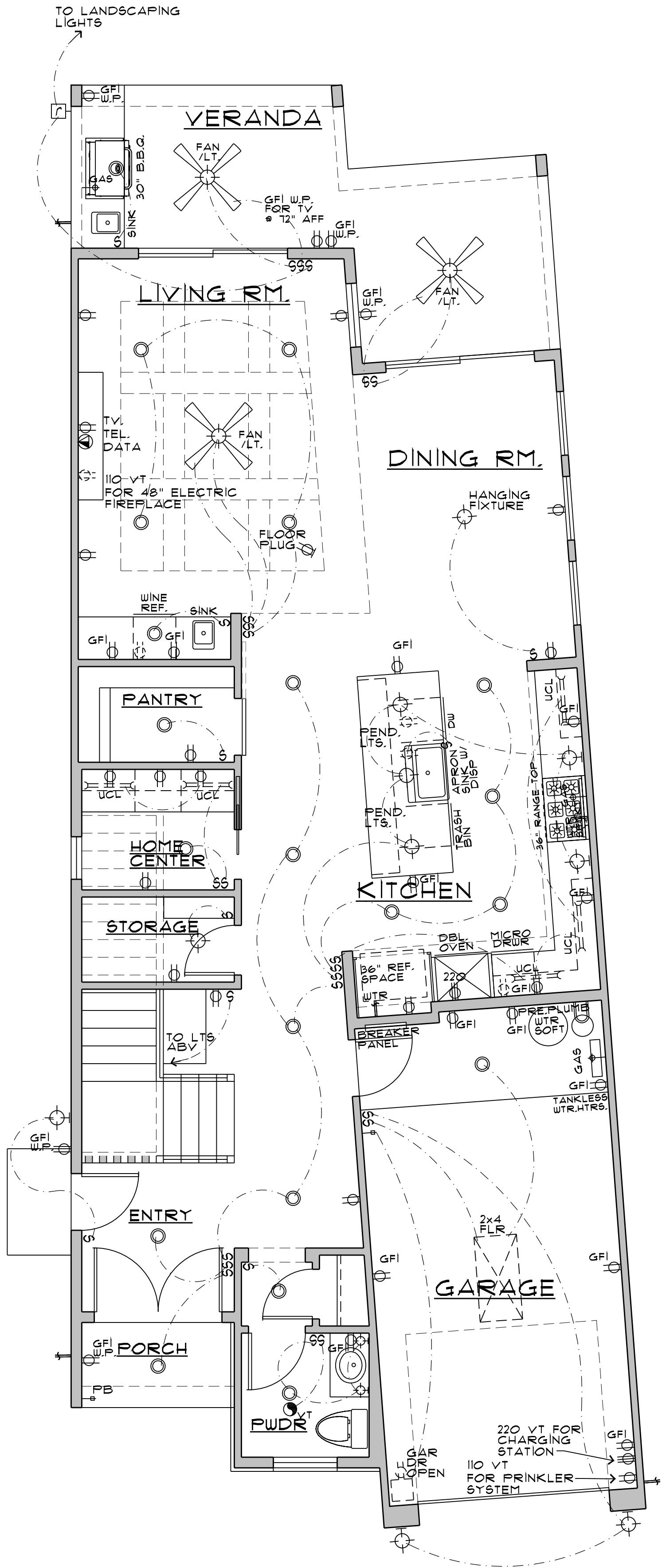
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FIRST AND SECOND FLOOR ELECTRICAL PLAN

636 Leigh Street

GENERAL ELECTRICAL NOTES

- BREAKER BOX TO BE LOCATED IN UTILITY ROOM WALL NEAR SERVICE DOOR.
- ALL PLUGS AND SMOKE DETECTORS PER CODES AN LOCATED ON PLAN. ALL SMOKE DETECTORS SHALL BE INSTALLED AS PER SEC R314 ALL CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SEC R315
- EXTERIOR COLUMN AND PORCH LIGHTS TO BE AT 1'-0" A.F.F.
- PREWIRE LOW VOLTAGE FOR O.H. DOOR. GARAGE DOOR OPENER BUTTON TO BE 5'-0"
- DOORBELL WIRING TO BE 42" A.F.F. WHERE APPLICABLE.
- DOOR BELL CHIMES TO BE 8" FROM CEILING TO BOTTOM OF BOX.
- MICROWAVE/ VENTHOOD PLUG TO BE LOCATED AT 16" A.F.F. IN OVER COOKTOP.
- VANITY LIGHT BOXES TO BE @ 86" A.F.F. (TO BOTTOM OF BOX)
- BATH VANITY PLUGS TO BE 42" A.F.F. (TO BOTTOM OF BOX)
- INSTALL GFI PLUGS AT ALL SINK VANITIES AND AT KITCHEN COUNTER TOPS.
- KITCHEN COUNTER TOP PLUGS AND SWITCHES TO BE VERTICAL @42" A.F.F. TO BOTTOM OF BOX. ALL PLUGS AND SWITCHES @45" BARTOP TO BE HORIZONTAL @38" A.F.F. TO BOTTOM OF BOX. SECURITY KEY PADS TO BE ABOVE SWITCHES 60" A.F.F.
- NO WIRES TO BE RUN OVER ATTIC ACCESS.
- DISH WASHER PLUG TO BE LOCATED IN SINK BASE CABINET FOR ACCESS.
- SECURITY PANEL TO BE 4' A.F.F. TO BOTTOM OF BOX.
- 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX. PLUG TO BE HORIZONTAL.
- THERMOSTAT TO BE LOCATED @3" A.F.F. TO CENTER OF BOX.
- ALL WATER HEATERS TO BE MOUNTED ON 18" HIGH PLYWOOD PLATFORM IN GARAGE PER IRC M1307.3
- ALL WATER HEATERS TO BE MOUNTED ON 18" HIGH PLYWOOD A RECEPTACLE OUTLET SHALL BE PROVIDED NEAR THE A/C UNIT IN ATTIC PER 2015 IRC CHAPTER 39, SECTION M1309.1.3.1
- ATTIC A/C UNIT - PROVIDE OVERFLOW PAN AS PER M1411.3.1 (IRC 2015)



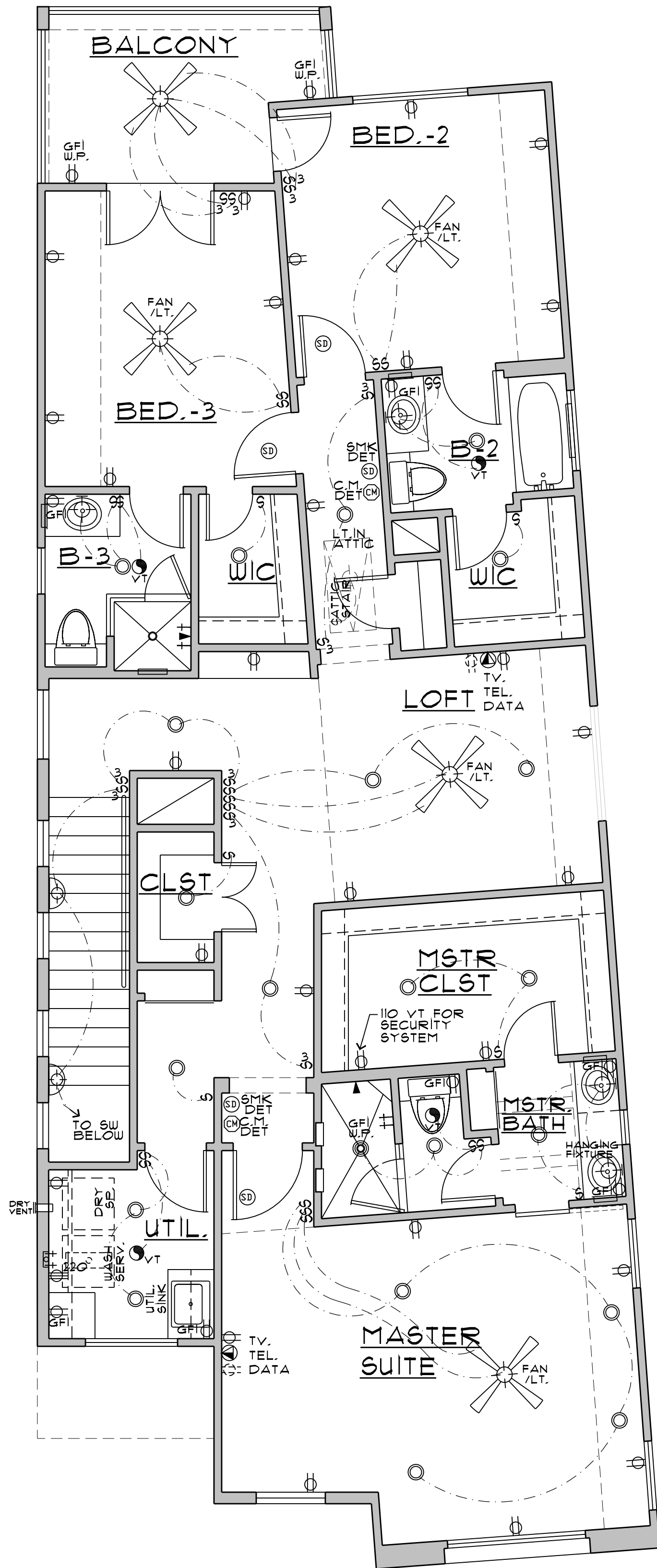
FIRST FLOOR ELECTRICAL PLAN

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

ELEC. LEGEND

- SWITCH
- INCANDESCENT LIGHT
- SELECT WALL LIGHT FIXTURE
- FLOOD LIGHTS
- RECESS LIGHT
- RECESS PIN LIGHT
- RECESS SPOT LIGHT
- WALL SCONCE LIGHT
- HEATER VENT LIGHT
- VENT LIGHT
- VENT
- HEATER VENT
- HEATER LIGHT
- CEILING HEATER
- SMOKE DETECTOR
- CARBON DIOXIDE DETECTOR
- INTERCOM - M: MASTER CONTROL
- SPEAKER
- PUSH BUTTON SWITCH
- CHIMES
- CABLE TV OUTLET
- TELEPHONE
- DATA
- TV/TELEPHONE/DATA
- 110 VOLT OUTLET
- 110 VOLT FLOOR OUTLET (VERIFY LOCATION W/ OWNER.)
- 110 VOLT OUTLET HALF SWITCHED
- 220 VOLT OUTLET
- 4PLEX OUTLET
- JUNCTION BOX
- FLUORESCENT LIGHT
- GARAGE DOOR OPENER
- CEILING FAN W/ LIGHT
- LIGHT W/ BLOCK AND WIRE FOR FUTURE CLG. FAN
- CEILING FAN
- 2' x 4' FLUORESCENT LIGHT FIXTURE
- 1' x 4' FLUORESCENT LIGHT FIXTURE
- AIR HANDLING UNIT (VERIFY W/ MECH SUBCONTRACTOR)

GFI = GROUND FAULT INTERCEPTOR
WP = WATER PROOF
→ GAS
⇒ WATER



SECOND FLOOR ELECTRICAL PLAN

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

BUYER	NICK MARKOV - Harmony Custom					
ADDRESS:	636 LEIGH ST, San Antonio, TX 78210					
SUBDIVISION:	LAVACA					
DATE:	2/17/2023					
BRICK / STONE / STUCCO						
BRICK						
MORTAR	Standard Grey					
STONE:						
WINDOWS						
STANDARD VINYL	Black Frames					
STANDARD ALUMINUM						
CUSTOM						
EXTERIOR PAINT						
FRONT DOOR;	P-23 Mahogany					
SOFFIT/ FASCIA:	Summer Shadow - 996-7					
STUCCO:	Ancient Cloud 995.2					
GARAGE DOORS:	Summer Shadow - 996-7					
TRIM/ ACCENT BANDS	Ancient Cloud 995.2					
ROOF						
COMPOSITION SHINGLE: COLOR	Black Shadow Charcoal					
METAL: COLOR						
TILE : COLOR						
EXTERIOR FRONT DOOR						
STYLE:	P23					
STAIN/WOOD:	Mahogany					
STUDIO SELECTS GRAND TOTAL						
COMMENTS:						











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