

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2023

HDRC CASE NO: 2023-094
ADDRESS: 232 LAVACA ST
LEGAL DESCRIPTION: NCB 713 BLK 10 LOT 16 & E 4 FT OF 15
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: David House/BELEW HOUSE LLC
OWNER: David House/BELEW HOUSE LLC
TYPE OF WORK: Amendments to a previously approved design regarding front porch reconstruction, foundation skirting, column replacement and porch roof profile
APPLICATION RECEIVED: March 01, 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 amend a previously approved design regarding front porch reconstruction and foundation skirting. Within this request the applicant has proposed the following:

1. Install square porch columns in place of the previously approved Tuscan columns.
2. Modify the front porch to feature a shed roof in place of the previous hipped roof form.
3. Install a decorative fascia board on the east façade of the porch.
4. Install composite skirting with an approximate ten (10) inch exposure in place of the previously approved skirting featuring a profile that matches the wood siding.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

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.

FINDINGS:

- a. The historic structure at 232 Lavaca was constructed circa 1910 in the Queen Anne style and features various Folk Victorian influences. The structure is contributing to the Lavaca Historic District. At this time the applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding front porch reconstruction and foundation skirting.
- b. VIOLATION – The reconstruction of the porch, including the reconstruction of the porch roof, the replacement of porch columns, and the installation of foundation skirting have been done inconsistently with the previously approved construction documents. Staff performed a site visit on March 27, 2023, to verify the scopes of work that have been done inconsistently with the previously approved design.
- c. PORCH COLUMNS – The applicant has proposed to install square porch columns in place of the previously approved Tuscan columns. The applicant has provided a historic photo of the structure which features round porch columns with simple capital and base trim. Generally, staff finds replacement columns to be appropriate as they feature capital and base trim and were installed to replace non-original porch columns.
- d. PORCH ROOF MODIFICATION – The original porch roof featured a low-pitch, hipped profile. The previously reviewed and approved design noted the preservation of this existing, original form. The applicant has since proposed to modify the porch roof to feature a shed profile that now intersects into the front slope of the primary, side gabled roof. Staff finds this modification to the original porch roof to be inappropriate and inconsistent with the Guidelines. Staff finds that the original profile should be preserved.
- e. DECORATIVE FASCIA – The applicant has proposed to install a decorative fascia board on the east façade of the porch. This element is not original to the historic structure. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. notes that elements and details that create a false sense of history should not be added. Staff finds the proposed fascia board installation to be inconsistent with the Guidelines.
- f. SKIRTING – The applicant has proposed to install composite skirting with an approximate ten (10) inch exposure in place of the previously approved skirting featuring a profile that matches the wood siding. The previously proposed design noted the installation of skirting that was to match the historic structure's original siding in profile for both the primary skirting and porch skirting; however, no existing skirting existed. Generally, staff finds this installation to be appropriate.

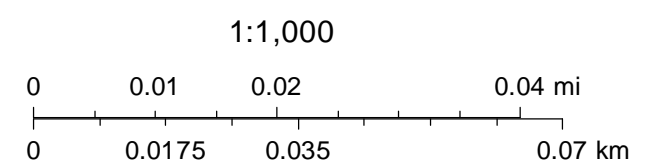
RECOMMENDATION:

1. Staff recommends approval of item #1, the installation of square porch columns with decorative capitals, as noted in finding c.
2. Staff does not recommend approval of item #2, the modification of the front porch roof based on finding d. Staff recommends the applicant reconstruct the original front porch roof profile as shown in past photos of the structure, and as previously proposed and approved.
3. Staff does not recommend approval of item #3, the installation of a decorative fascia board based on finding e. Staff recommends that this non-original element be eliminated.
4. Staff recommends approval of item #4, the installation of composite foundation skirting as noted in finding f.

City of San Antonio One Stop



August 11, 2021























CODE REVIEW SUMMARY

LOCATION: 232 LAVACA STREET SAN ANTONIO, TEXAS 78210			
OCCUPANCY CLASSIFICATION			
BUILDING TYPE: SINGLE FAMILY		BUILDING AREA: 2,803 S.F.	

DRAWING INDEX

- GENERAL
- A0.01 COVER SHEET / INDEX/SURVEY
- ARCHITECTURAL
- A1.01 SITE PLAN, SURVEY & DEMO PLAN
- A2.01 FLOOR PLAN & WINDOW SCHEDULE
- A3.01 ROOF PLAN & STAIR DETAIL
- A4.01 EXTERIOR ELEVATIONS
- A4.02 EXTERIOR ELEVATIONS
- ELECTRICAL
- E1.01 ELECTRICAL PLAN & CABINETS ELEVATIONS

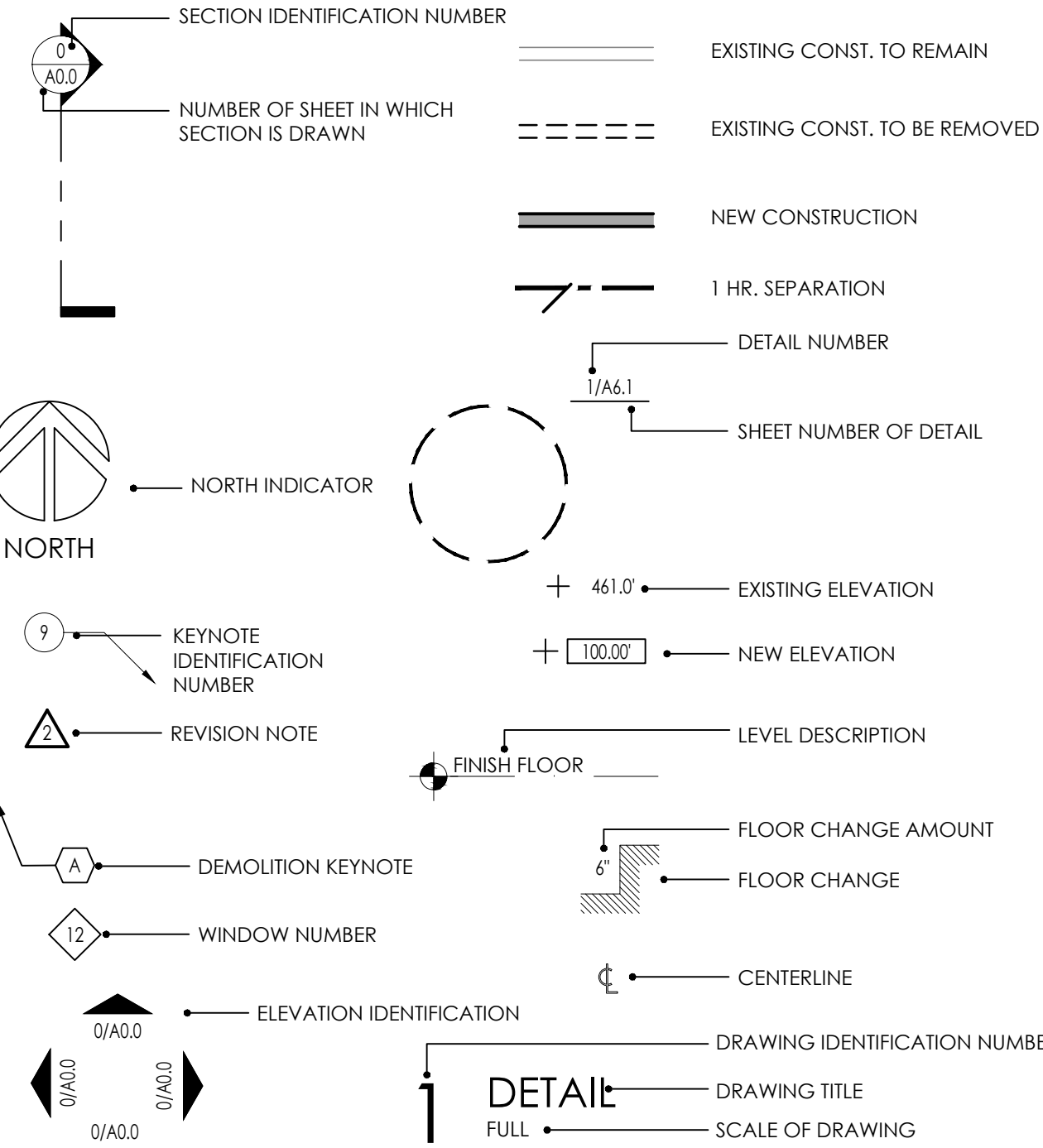
Lavaca Remodel

232 Lavaca Street
San Antonio, TX 78210

DESIGN TEAM

EXQUISITE DESIGN
1270 N LOOP 1604 E #1201
SAN ANTONIO, TEXAS 78232
210.421.8890
GENEVIE@EXQUISITESA.COM

LEGEND

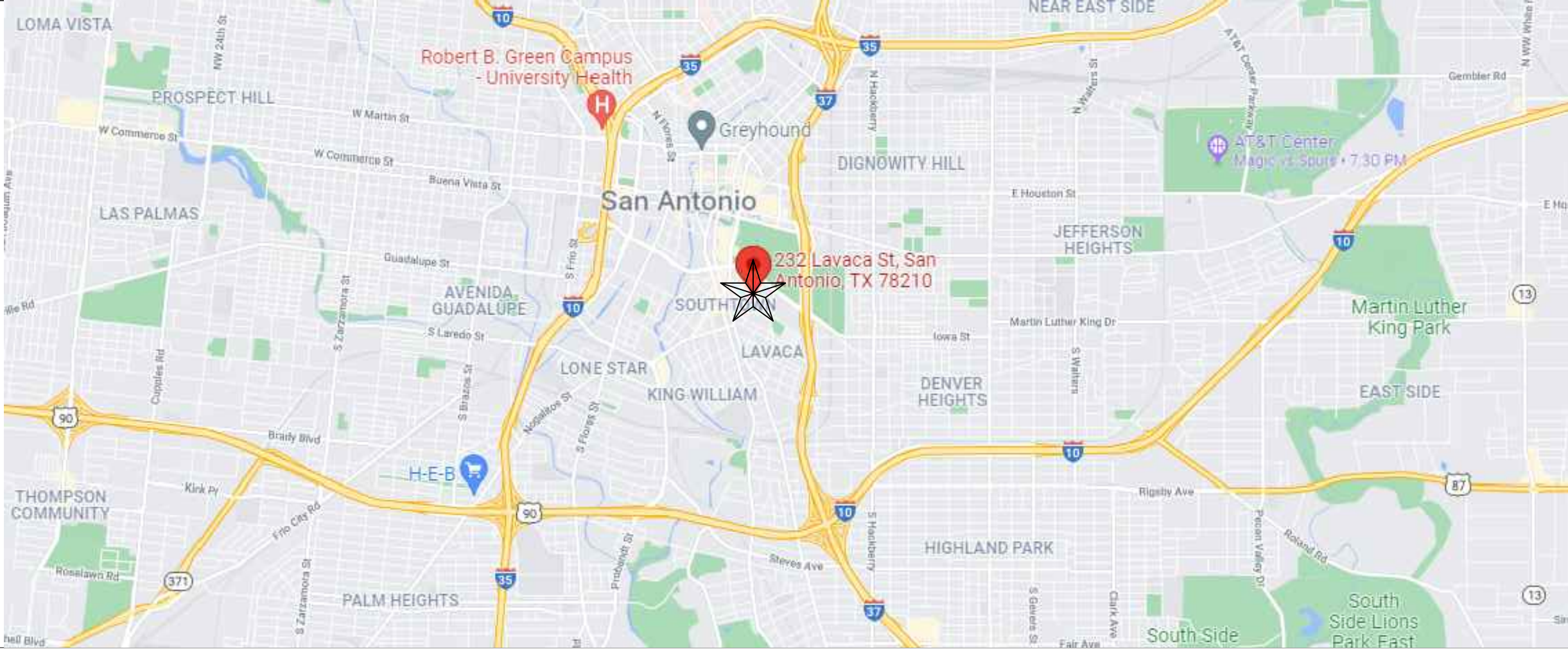


APPLICABLE BUILDING CODES & AUTHORITIES

2018 International Building Code
2018 International Residential Code
2018 International Existing Building Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fuel Gas Code
2018 International Fire Code
2018 International Energy Conservation Code
2017 National Electric Code

Local amendments to the above-listed codes may be viewed on the Development Services Department website: www.sanantonio.gov/dsd

LOCATION MAP - CITY



BUILDING OFFICIAL STAMP



DATE
EXQUISITE DESIGN
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VOICE: (210) 421-8890
GENEVIE@EXQUISITESA.COM

Lavaca Remodel
232 Lavaca Street
San Antonio, TX 78210

OWNER
San Antonio Modern
Clint Belew &
David House
232 Lavaca Street
San Antonio, TX 78210

PROJECT NUMBER
21-Lavaca
CONSTRUCTION DOCS
ISSUED FOR PERMIT

NO. DATE DESCRIPTION OF ISSUE

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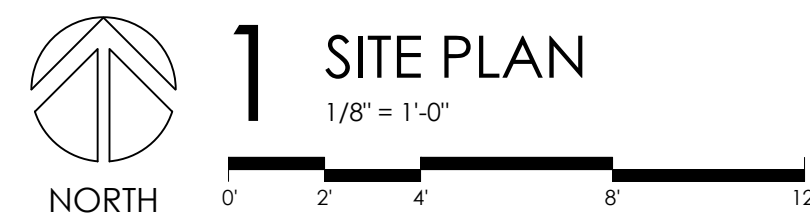
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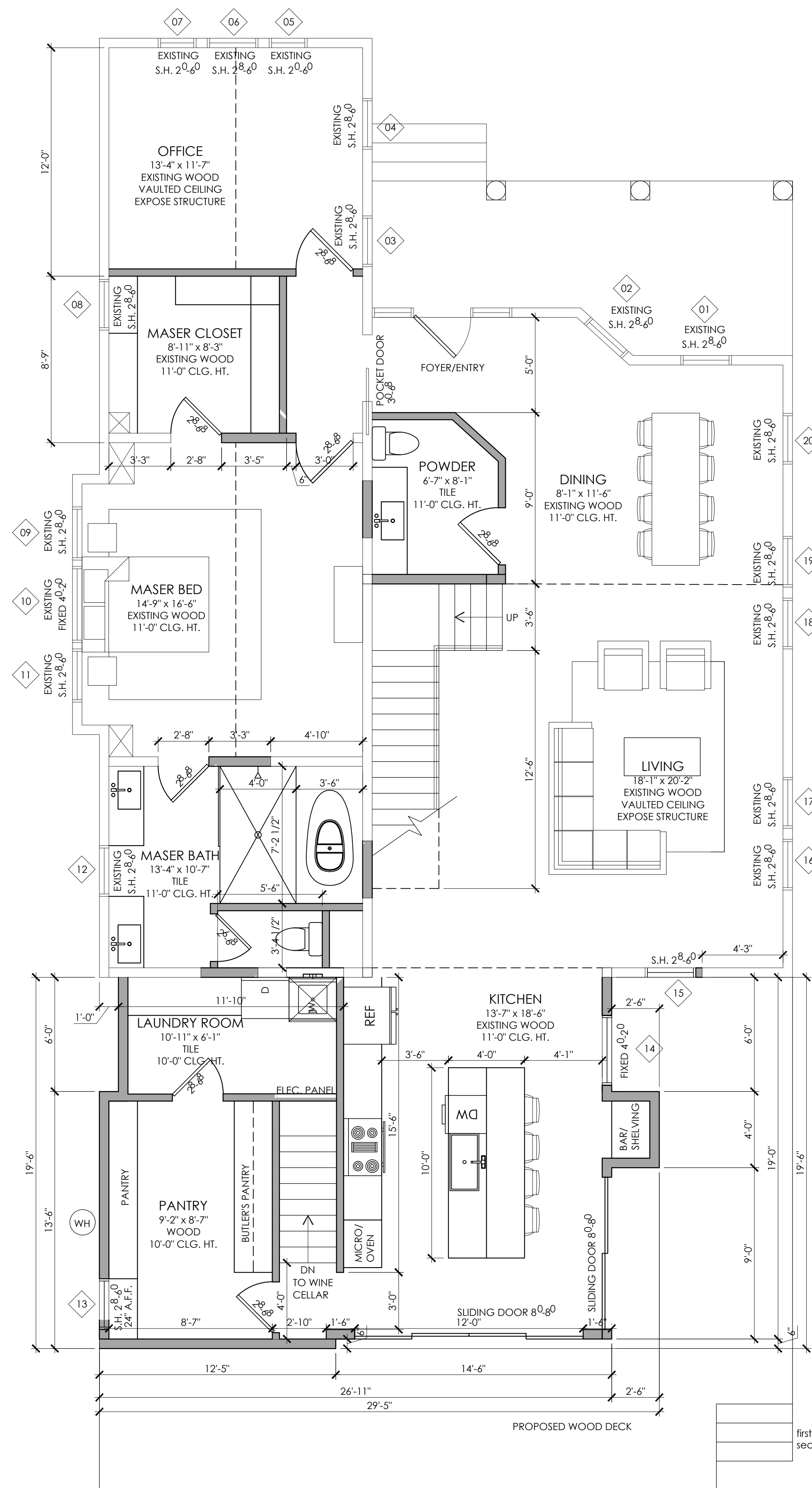
SHEET TITLE
Cover Sheet / /index

DATE
20 October 2021

SHEET NUMBER

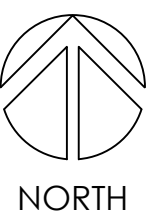
A0.01





1 FIRST FLOOR PLAN

1/4" = 1'-0"



LEGEND

2x4 NON RATED PARTITION

EXISTING WALLS TO REMAIN

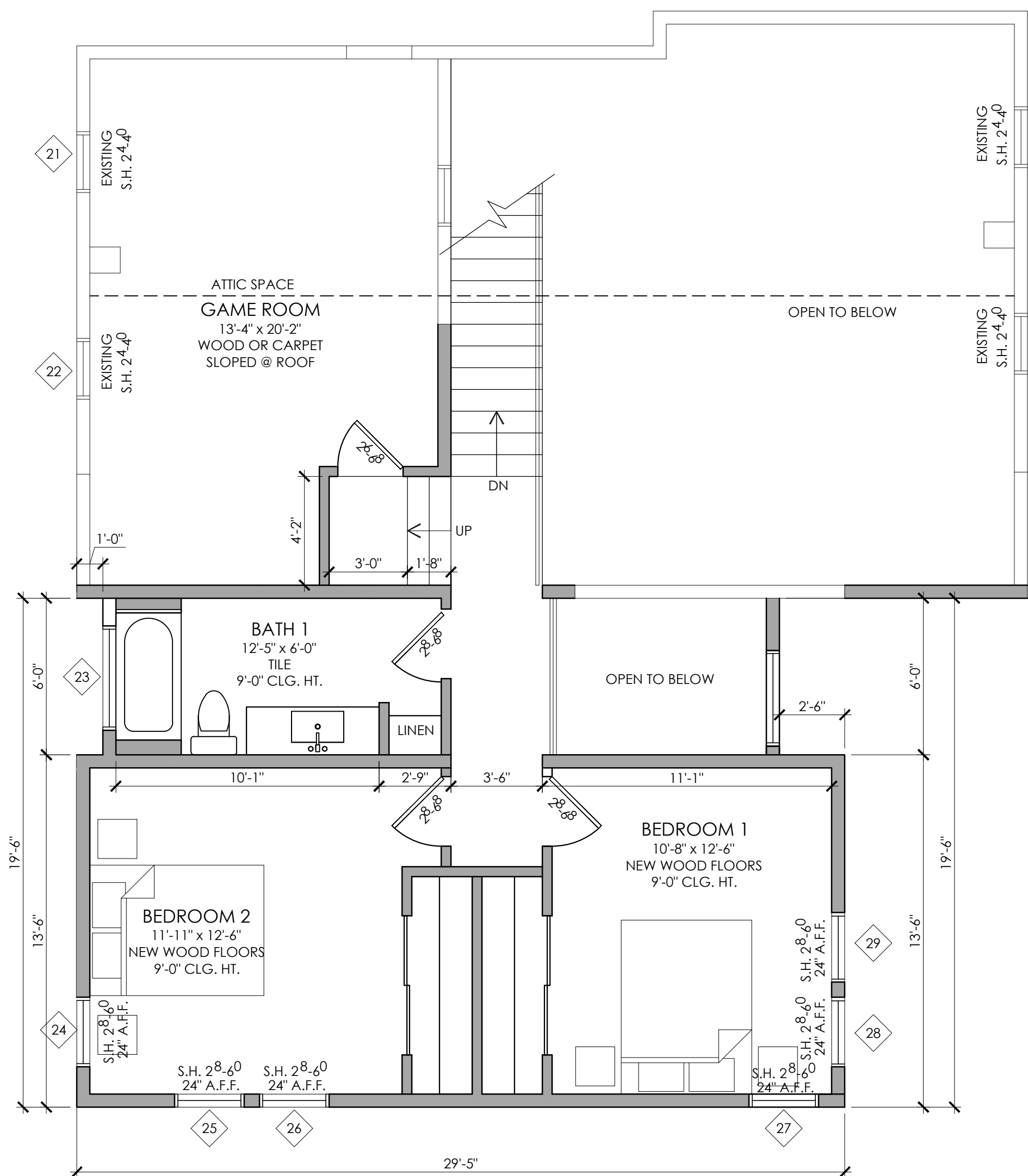
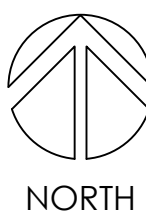
WALLS TO BE REMOVED

first floor 1,482 sf
first floor addition 515 sf
second addition 503 sf
total 2,500 sf

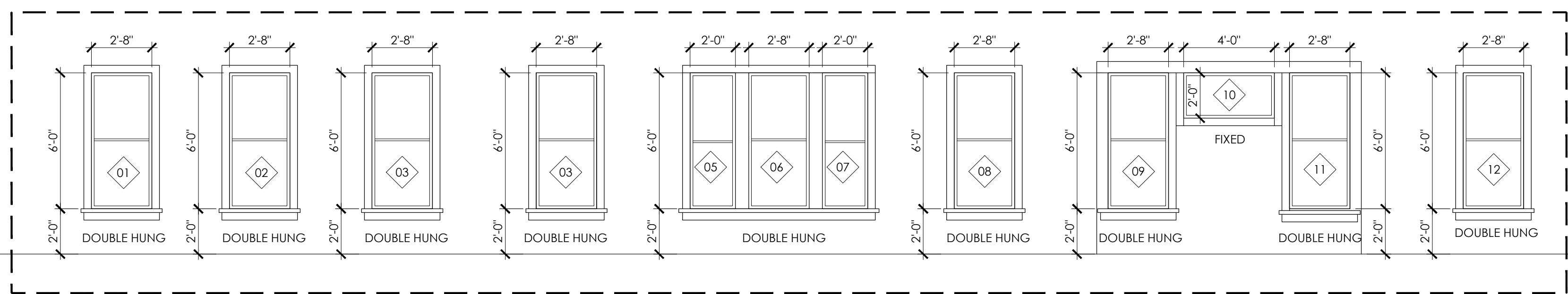
game room 303 sf
total 2,803

2 SECOND FLOOR PLAN

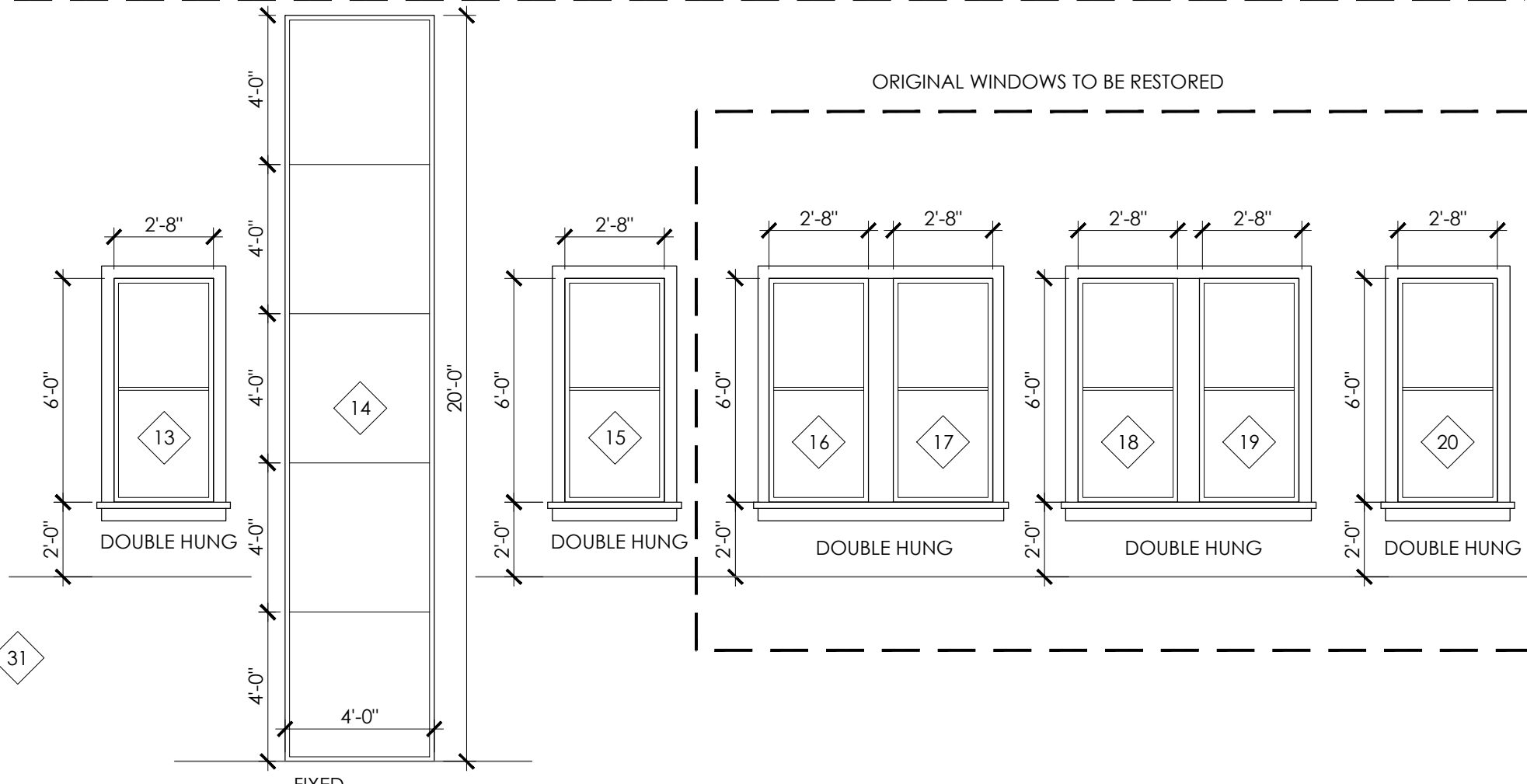
1/4" = 1'-0"



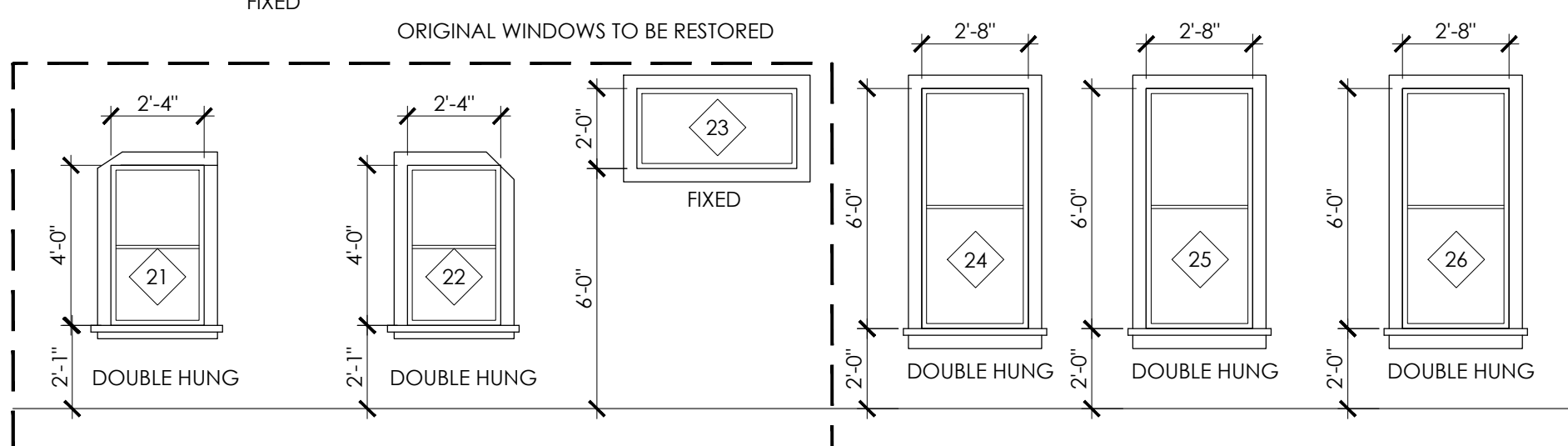
ORIGINAL WINDOWS TO BE RESTORED



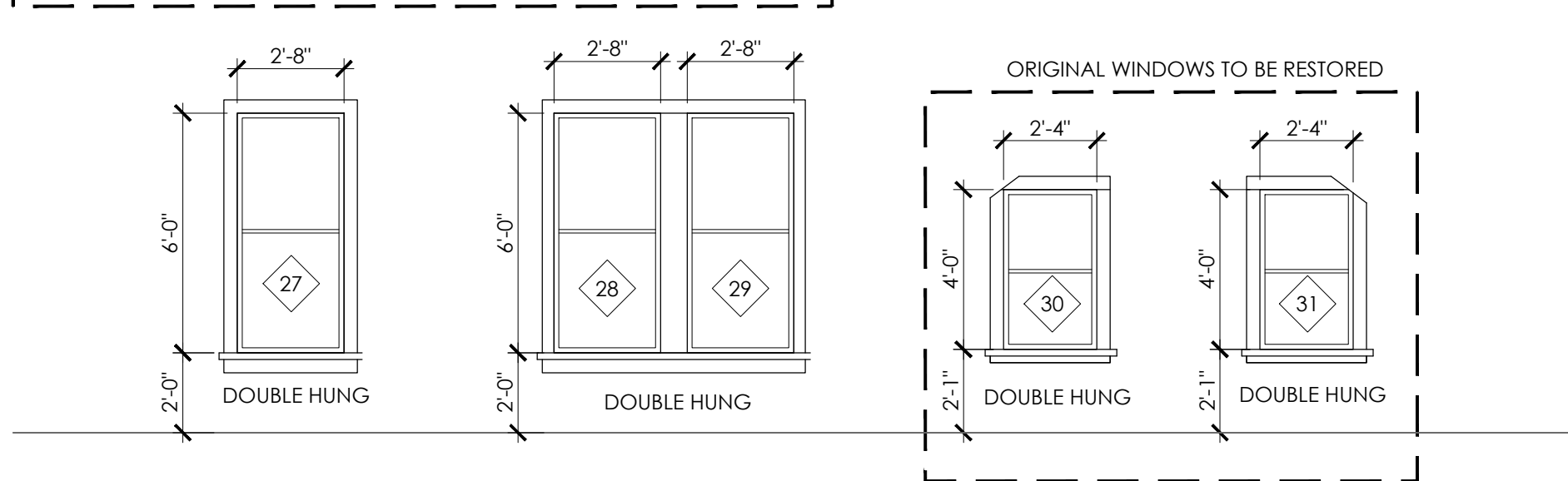
ORIGINAL WINDOWS TO BE RESTORED



ORIGINAL WINDOWS TO BE RESTORED



ORIGINAL WINDOWS TO BE RESTORED



3 WINDOW SCHEDULE

1/4" = 1'-0"

WINDOW NOTES

WINDOW TYPE: ALUMINUM CLAD WOOD
COLOR: SW CAVIAR 6990
PROFILES: 2" INSET WITHIN FACADE
MEETING RAILS: MUST BE TALLER THAN 1.25" &
STILES NO WIDER THAN 2.25"

ALL NEW WINDOWS TO BE
ALUMINUM CLAD WOOD WINDOWS

ALL ORIGINAL WINDOWS TO BE
RESTORED

Lavaca
Remodel

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SHEET TITLE

Floor Plan
Window Schedule

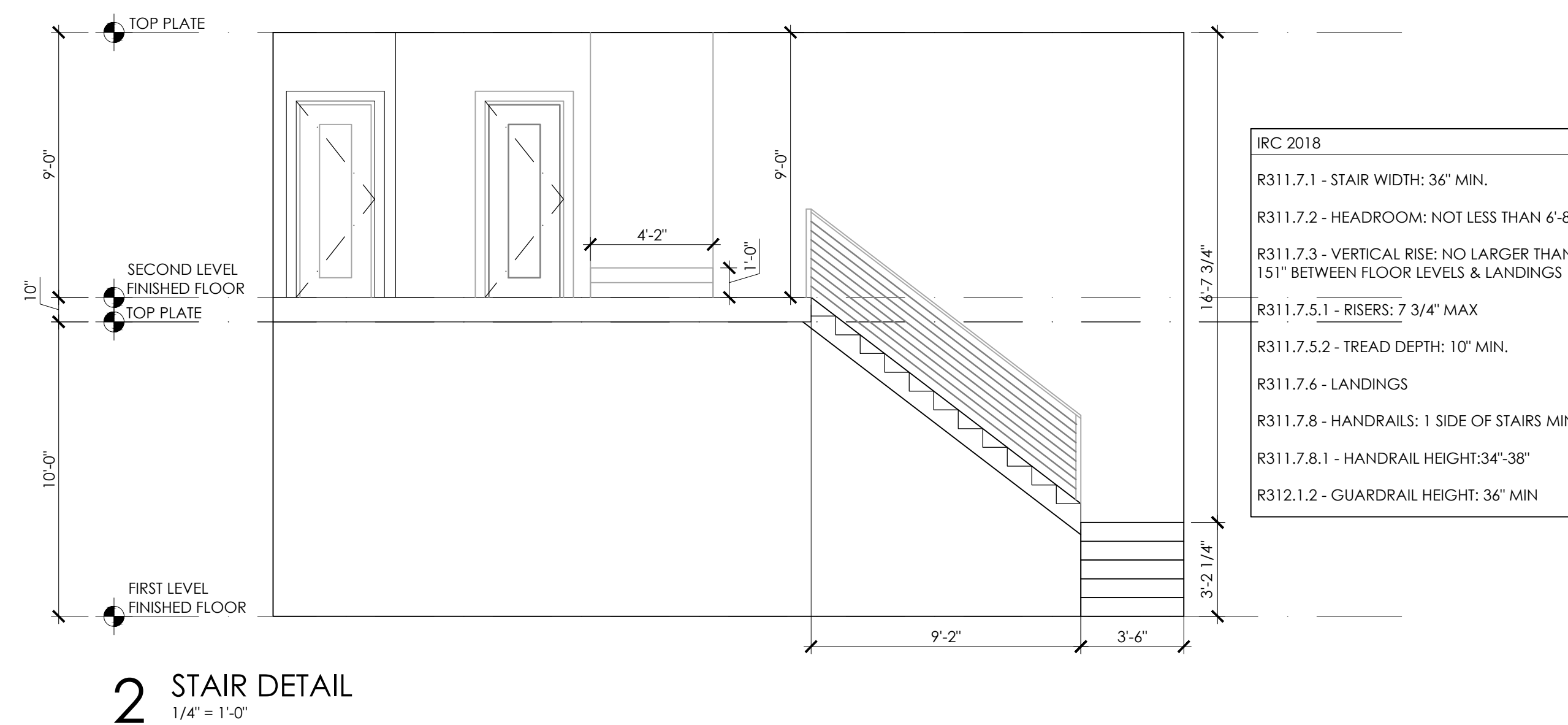
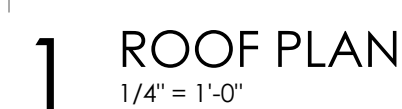
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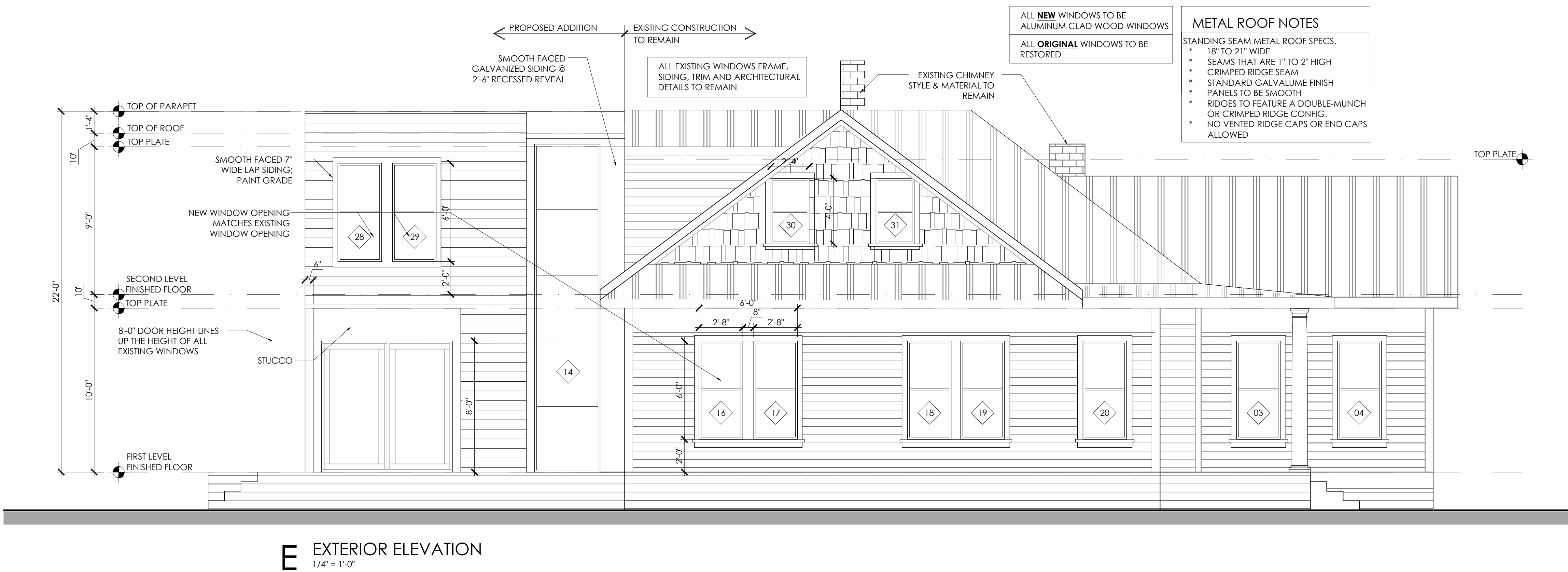
BAR LENGTH ON
ORIGINAL DRAWING
EQUALS 1 INCH

A2.01

A3.01



EXISTING CHIMNEY AND
DETAILS TO REMAIN AT
ROOF LINE



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SHEET TITLE
Exterior Elevations

DATE
20 October 2021

SHEET NUMBER

A4.01

DATE _____ EXP. DATE _____

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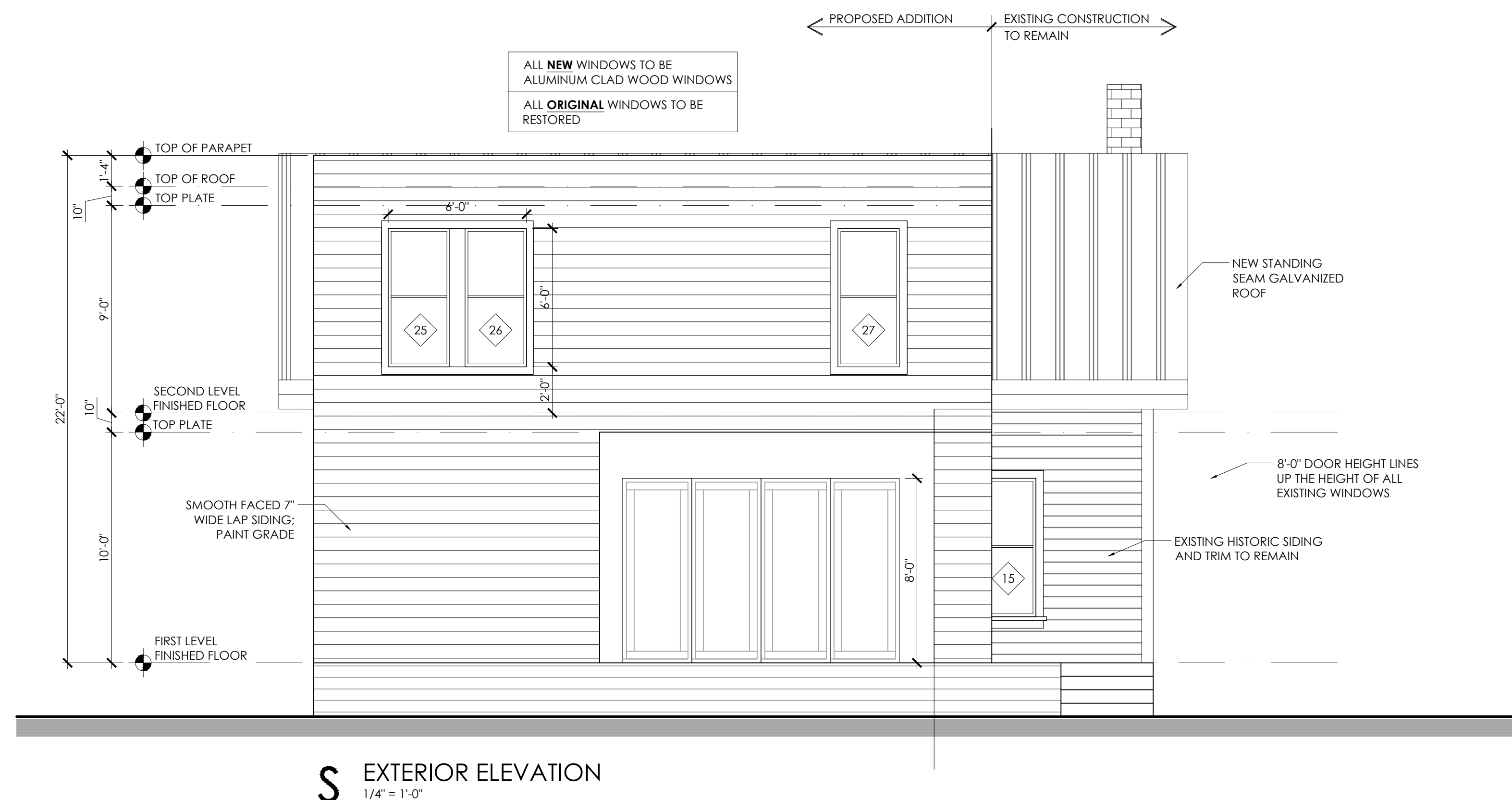
Exterior Elevations

DATE
20 October 2021

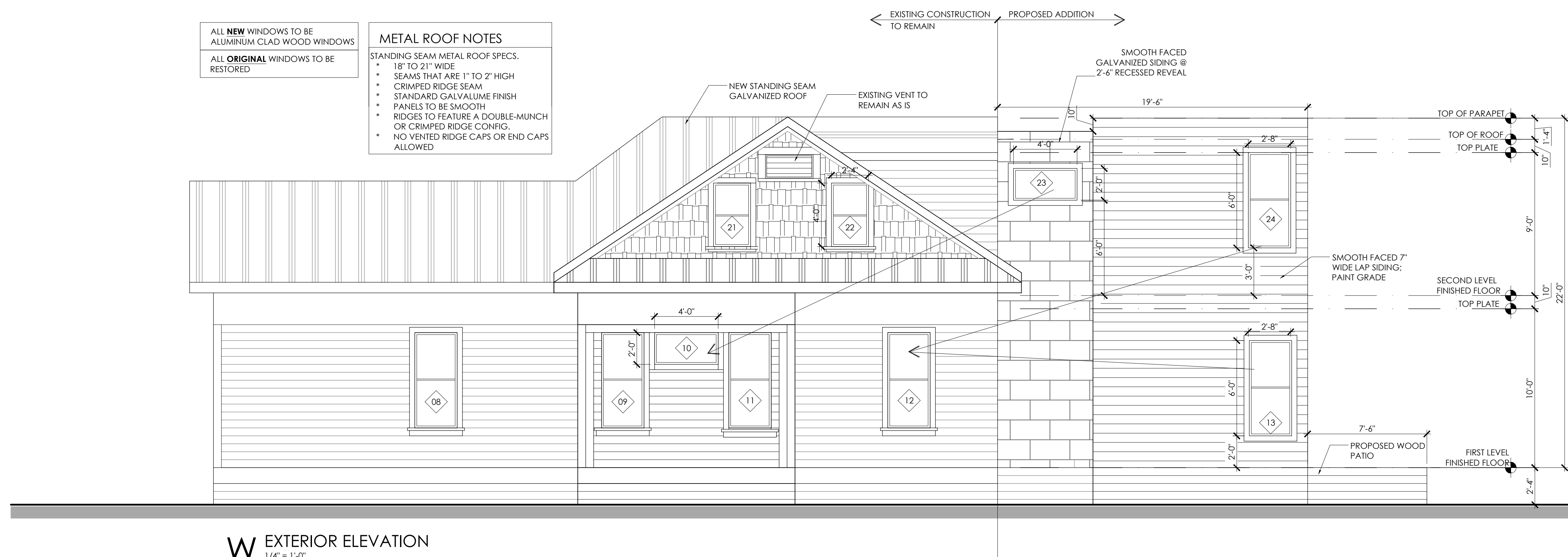
BAR LENGTH ON
ORIGINAL DRAWING
EQUALS 1 INCH

SHEET NUMBER

A4.02



S EXTERIOR ELEVATION
1/4" = 1'-0"



W EXTERIOR ELEVATION
1/4" = 1'-0"

























