

## HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 20

**HDRC CASE NO:** 2015-297  
**ADDRESS:** 202 LAVACA ST  
**LEGAL DESCRIPTION:** NCB 713 BLK 10 LOT 9  
**ZONING:** RM4 H HE  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**LANDMARK:** Vinck House  
**APPLICANT:** R Berrier  
**OWNER:** R Berrier  
**TYPE OF WORK:** Attached rear addition

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish an existing, non contributing shed attached to the rear of the existing structure to construct a 432 square foot, two story addition.

### APPLICABLE CITATIONS:

*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

## **FINDINGS:**

- a. The applicant has proposed to demolish an existing, non original storage shed located at the rear of a previous addition to the primary structure at 202 Lavaca in order to construct a new addition. Staff finds that the demolition of the non contributing storage shed is appropriate.
- b. The Guidelines for Additions 1.A. states that residential additions should be sited at the side or rear of the primary historic structure whenever possible, that views of the addition should be limited from the public right of way and that additions should be designed to be in keeping with the historic context of the block all while featuring a transition between the original structure and the addition. The applicant has proposed to site the addition to the rear of the original structure, has proposed materials and a roof form that are similar to those of the original structure. This is consistent with the Guidelines.
- c. In regards to scale, massing and form, residential additions should be designed to be subordinate to the principal façade of the original structure, should feature a footprint that responds to the size of the lot and should feature a height that is consistent with the original structure. The proposed addition features a footprint of 288 square feet featuring a second level of 144 square feet. Currently, the lot at 202 Lavaca features a single story historic structure and an existing two story addition. Regarding massing and height, staff finds that examples are present both on this lot and throughout this portion of Lavaca for two story additions. Staff finds the applicant's request appropriate.
- d. The applicant has proposed materials consisting of board and batten siding and a standing seam metal roof to match the original structure. This is consistent with the Guidelines for Additions 3.A.
- e. The applicant has proposed a wood door as well as wood windows for the proposed addition. Staff finds that the proposal of both a wood door and wood windows appropriate.
- f. According to the Guidelines for Additions 4.A.i., additions should be designed to reflect their time while respecting the historic context of the block and the architectural style of the original structure. The applicant has proposed an addition that appears to be consistent with the Guidelines for Additions, however, staff finds that the applicant should provide more detailed information and architectural documents noting specific details, dimensions and context on the lot.
- g. The applicant has proposed for the second level addition to feature two blank walls, currently shown on the east and west elevations. Staff finds that the proposal of two blank walls is not in keeping with the fenestration examples provided throughout Lavaca. Staff recommends that the applicant address the lack of traditional window openings.

## **RECOMMENDATION:**

Staff does not recommend approval at this time based on findings a through g. Staff recommends the following:

- i. That the applicant provide building elevations showing the proposed addition's materials, overall height and window and door placement.
- ii. That the applicant provide a dimensioned floor plan showing the proposed addition in relationship to the existing structure.
- iii. That the applicant address the lack of traditional window openings on the second floor addition on the east and west facades.

## **CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

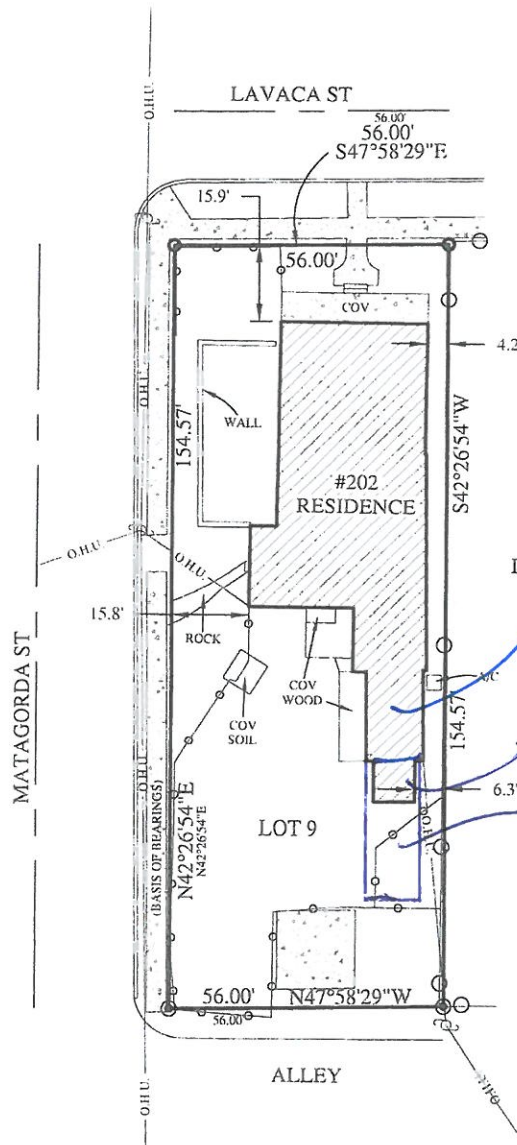
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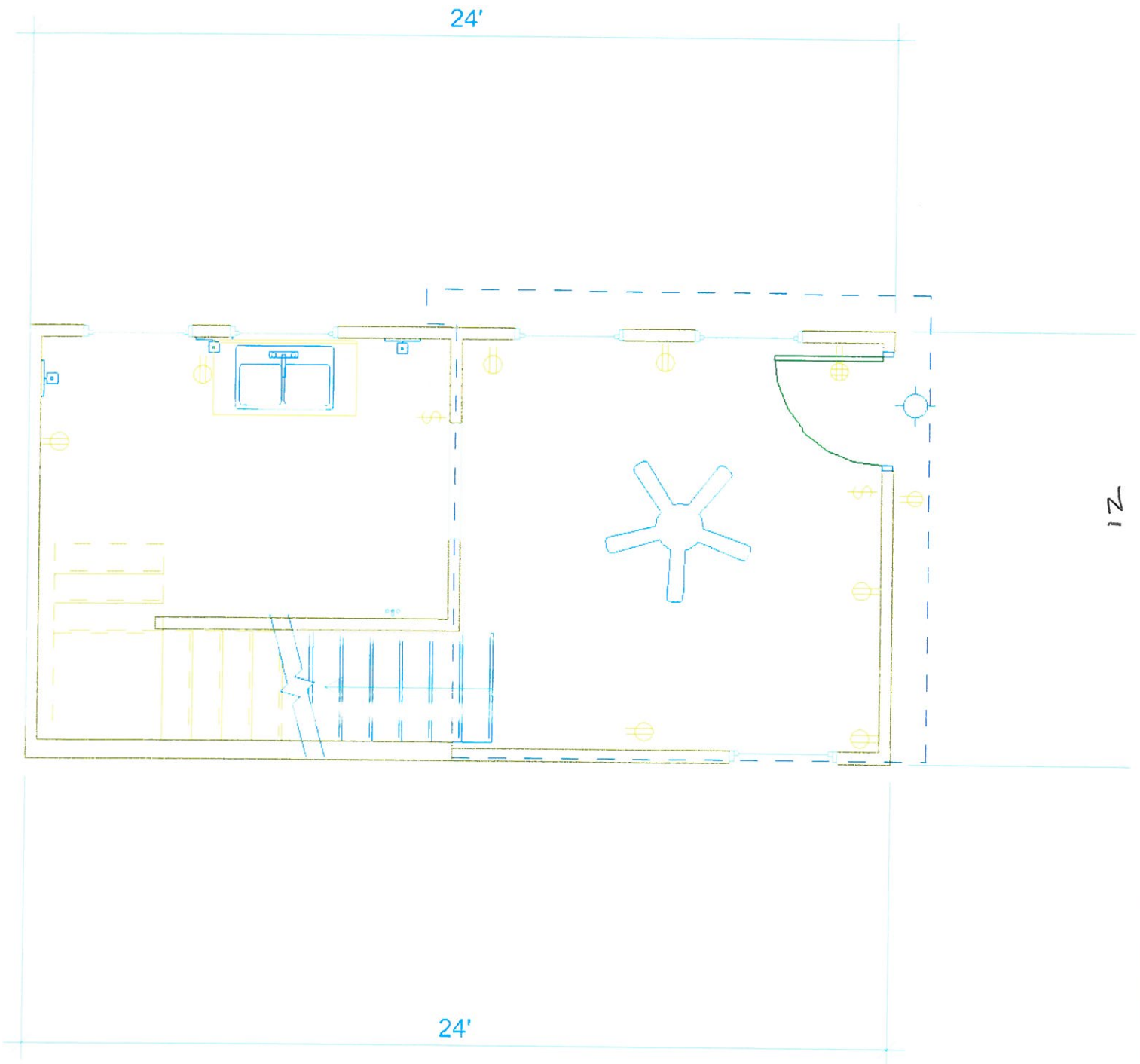
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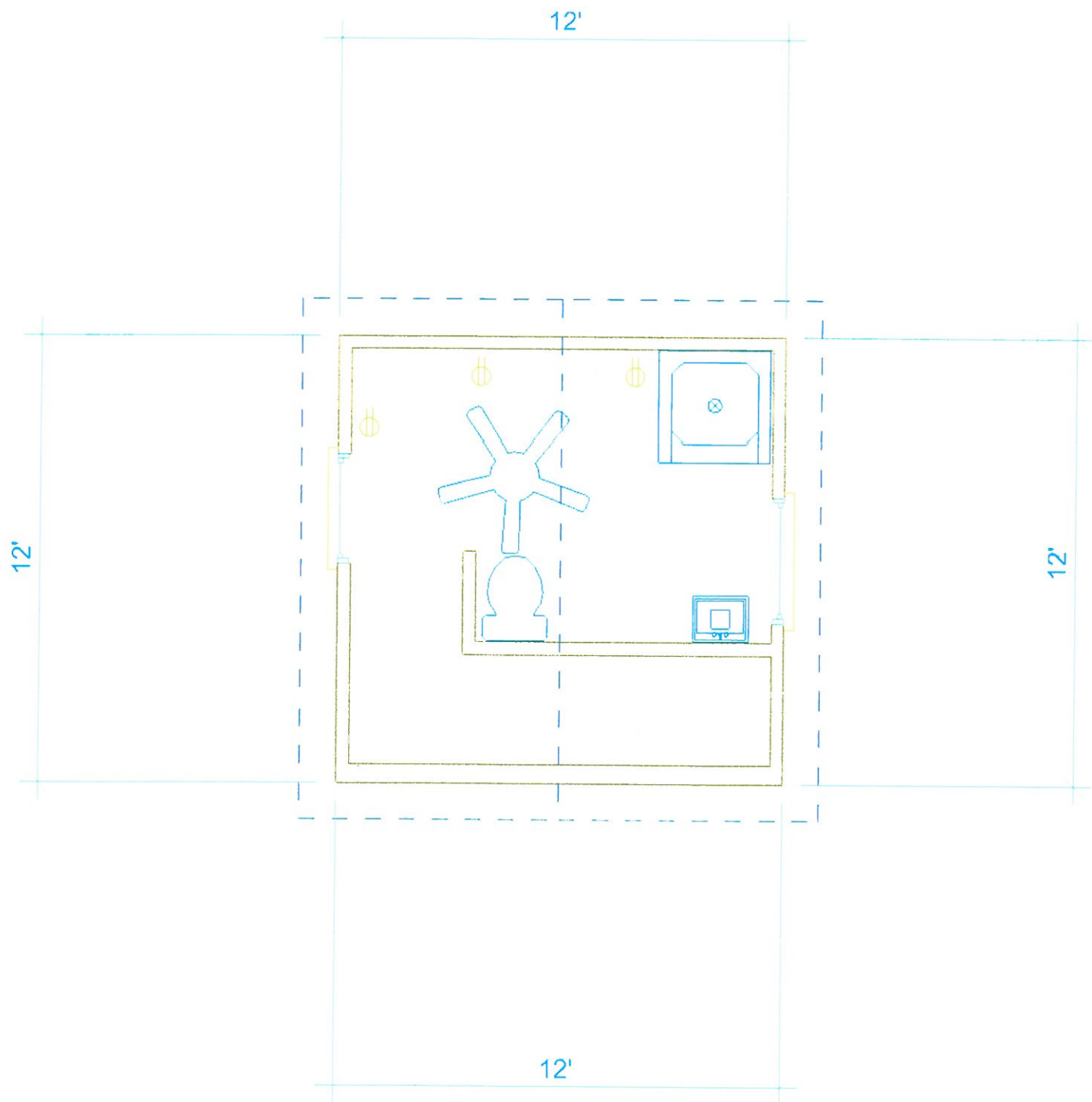
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.

RECORD INFORMATION  
N89°27'41"E  
65.00'  
AS MEASURED IN FIELD  
S33°29'20"W  
161.24'



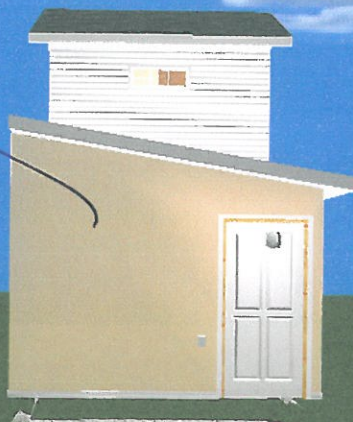






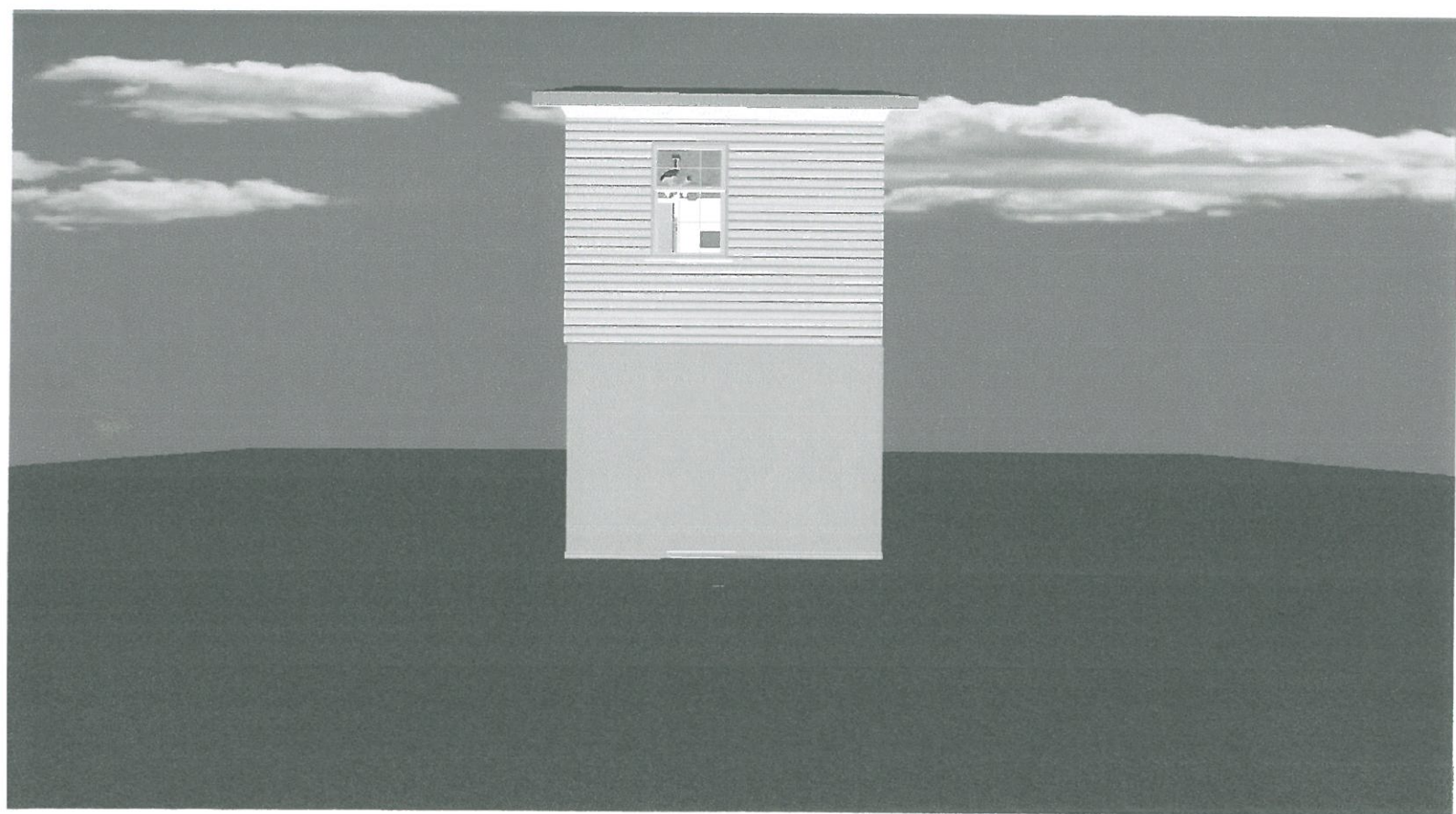
Same standing  
seam roof as  
existing

Not rendered in draw  
- Proty Top AND Bottom  
board and batten  
matches existing hose  
color: pink white  
North

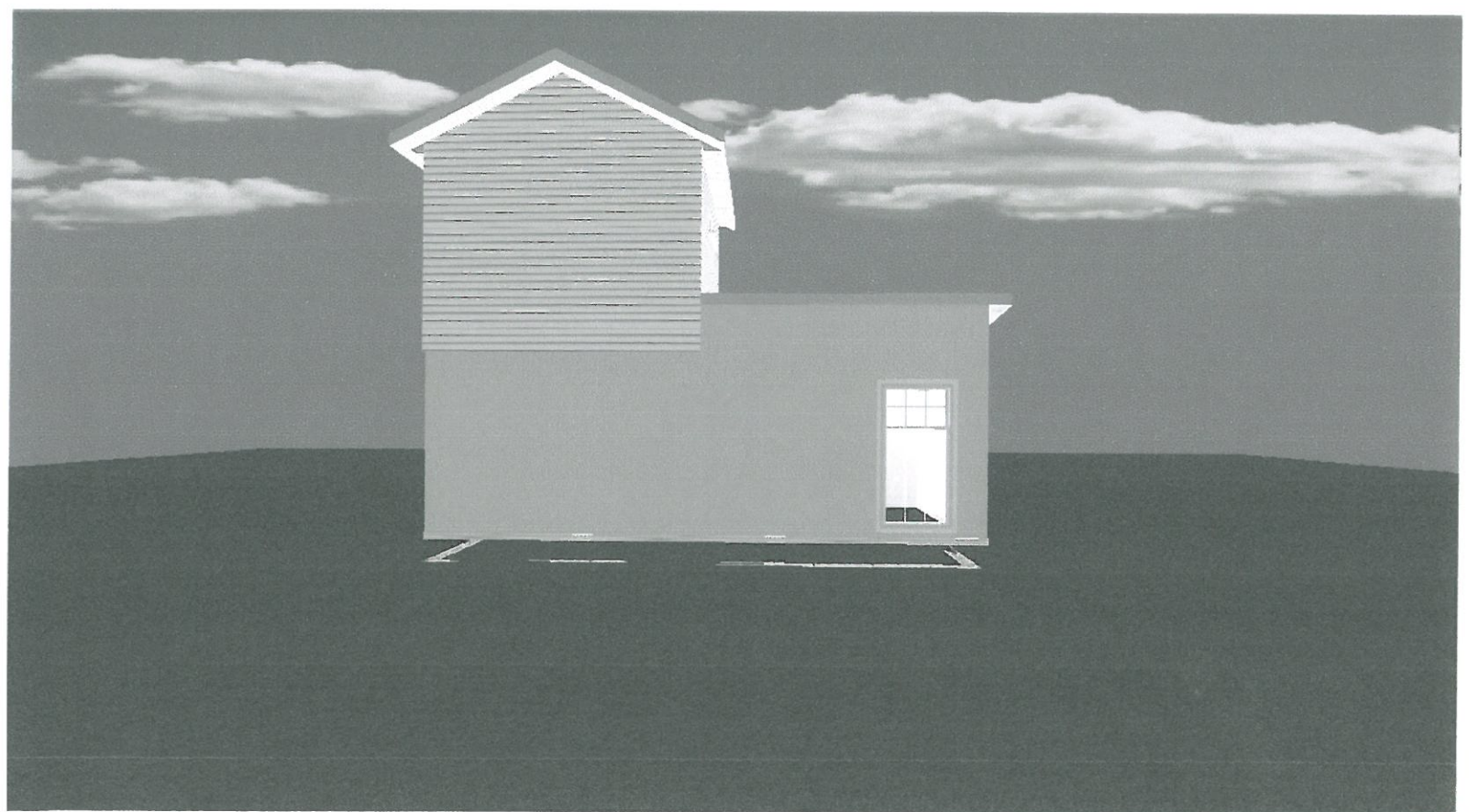




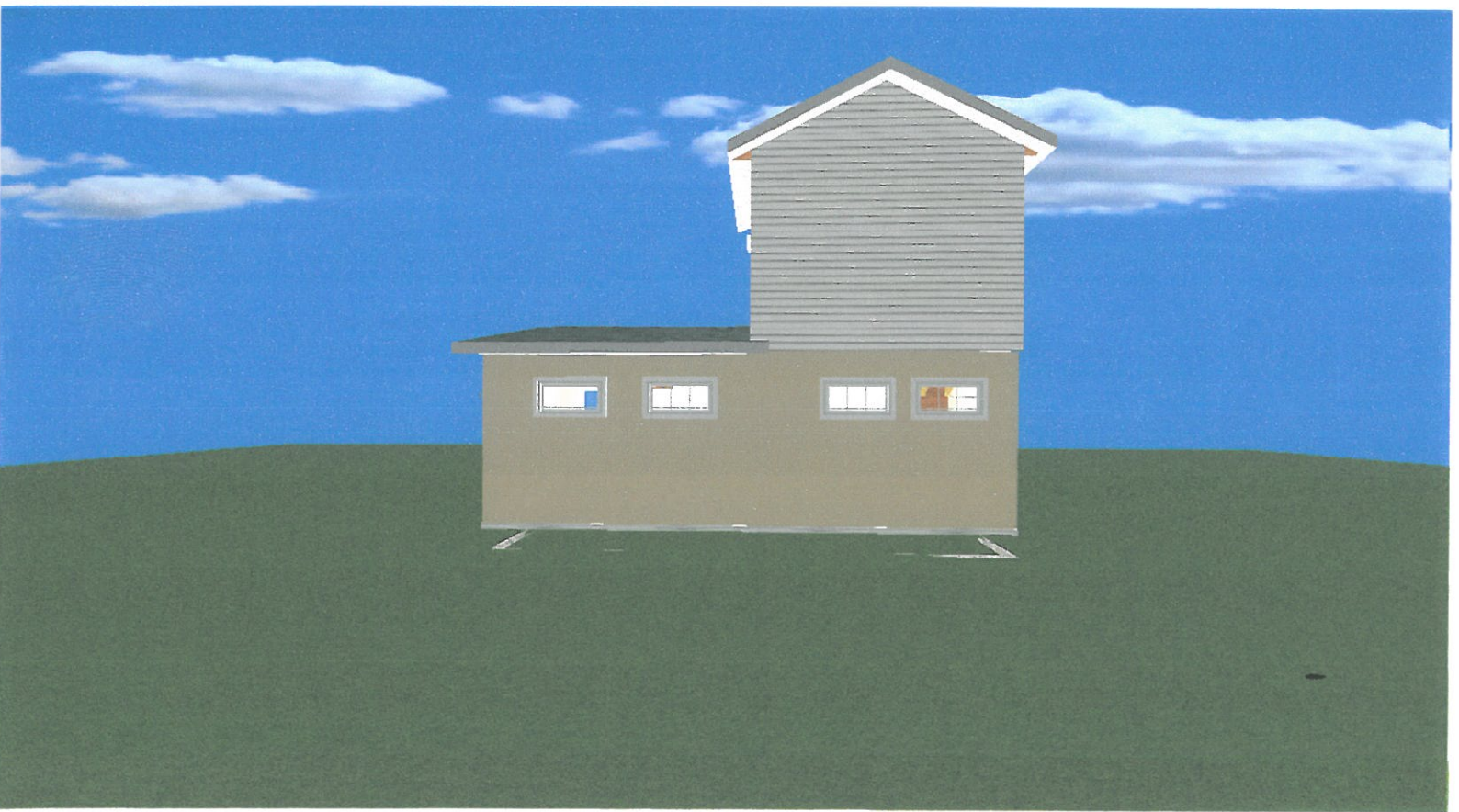
South



EAST



welt







More saving.  
More doing.

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Masonite | Model # 87292 | Internet # 100013778 | Store SKU # 378571

## 36 in. x 80 in. 6-Panel Unfinished Fir Front Door Slab



**\$172.00** / each

[Open Expanded View](#)



### PRODUCT OVERVIEW Model # 87292 | Internet # 100013778 | Store SKU # 378571

Create an inviting entry way with the warmth and beauty of wood - ideal for any budget. The Masonite 6-Panel Unfinished Fir Slab Entry Door offers exceptional quality and features natural fir wood - responsibly selected from well-managed forests. The handcrafted stile and rail construction offer exceptional strength and stability. Practical yet functional, fir entry doors with wood panels are the ideal choice for any budget.

California residents: see [Proposition 65 information](#).

- 1-3/4 in. thick slab door constructed using wood from well-managed forests
- Engineered stiles and rails help prevent warping
- Unfinished, can be primed and stained, varnished or painted as you choose
- 6-panel design is practical yet functional
- Hardware to install slab sold separately
- Available in standard sizes only
- 1-Year limited warranty

#### Info & Guides

[Installation Guide](#)

[Instructions / Assembly](#)

[Specification](#)

[Use and Care Manual](#)

[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

## WOOD ULTIMATE DOUBLE HUNG PICTURE UNIT

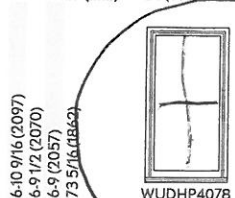
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Rgh. Opg. (mm) 3-6 3/8 (1076)  
Frame Size (mm) 3-5 3/8 (1051)  
Glass Size (mm) 36 (914)

4-4 1/2 (1334)  
4-2 3/8 (1280)  
4-1 3/8 (1254)  
44 (1118)

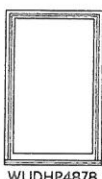
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4-6 3/8 (1381)  
4-5 3/8 (1356)  
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56 (1422)

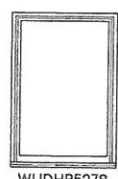
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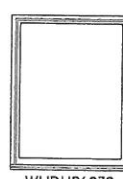
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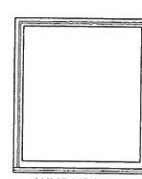
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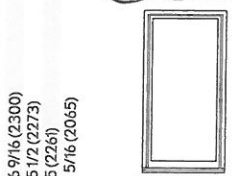
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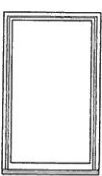
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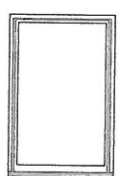
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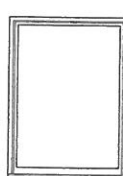
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WUDHP5286



WUDHP6086



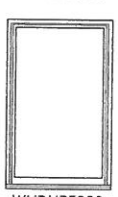
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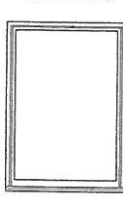
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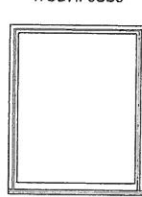
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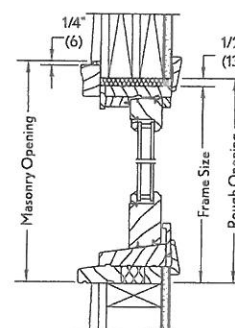
### WOOD ULTIMATE DOUBLE HUNG 1-5/8" PICTURE UNIT

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR®
1 1/16" Insulating Glass Air	0.44	0.58	0.61	45	
1 1/16" Insulating Glass Air LoE-180™	0.32	0.51	0.58	56	N
1 1/16" Insulating Glass Argon LoE-180™	0.28	0.51	0.58	60	N
1 1/16" Insulating Glass LoE²-272® Air	0.31	0.31	0.53	57	NC
1 1/16" Insulating Glass LoE²-272® Argon	0.28	0.31	0.53	61	N, NC
1 1/16" Insulating Glass LoE³-366® Air	0.31	0.21	0.48	57	NC, SC, S
1 1/16" Insulating Glass LoE³-366® Argon	0.27	0.20	0.48	61	N, NC, SC, S

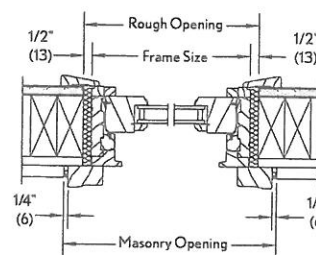
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ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR
1" Insulating Glass Air	0.43	0.55	0.60	46	
1" Insulating Glass Air LoE-180™	0.31	0.49	0.57	57	N
1" Insulating Glass Argon LoE-180™	0.28	0.49	0.57	61	N
1" Insulating Glass LoE²-272® Air	0.31	0.30	0.52	57	NC, SC
1" Insulating Glass LoE²-272® Argon	0.27	0.30	0.52	61	N, NC, SC
1" Insulating Glass LoE³-366® Air	0.30	0.20	0.47	58	N, NC, SC, S
1" Insulating Glass LoE³-366® Argon	0.27	0.20	0.47	61	N, NC, SC, S
1" Tripane LoE-180™ Argon LoE-180™	0.21	0.41	0.51	71	N
1" Tripane LoE-180™ Krypton-Argon LoE-180™	0.18	0.41	0.51	72	N
1" Tripane LoE²-272® Argon LoE²-272®	0.20	0.26	0.42	72	N, NC, SC, S
1" Tripane LoE²-272® Krypton-Argon LoE²-272®	0.18	0.26	0.42	72	N, NC, SC, S
1" Tripane LoE³-366® Argon LoE-180™	0.20	0.18	0.42	72	N, NC, SC, S
1" Tripane LoE³-366® Krypton-Argon LoE-180™	0.18	0.18	0.42	73	N, NC, SC, S

### CONSTRUCTION DETAILS



2" (51) SASH PICTURE UNIT HEAD JAMB





































































2" (51) SASH PICTURE UNIT JAMB

### NOTES:

- 2" Picture Sash shown. 1 5/8" also available.



# WOOD ULTIMATE AWNING/PUSH OUT AWNING

Mas. Opg. (mm)	3-7 5/8 (1108)	4-3 5/8 (1311)	4-11 5/8 (1514)	5-3 5/8 (1616)	5-7 5/8 (1718)	6-3 5/8 (1921)
Rgh. Opg. (mm)	3-5 (1041)	4-1 (1245)	4-9 (1448)	5-1 (1549)	5-5 (1651)	6-1 (1854)
Frame Size (mm)	3-4 (1016)	4-0 (1219)	4-8 (1422)	5-0 (1524)	5-4 (1626)	6-0 (1829)
Glass Size (mm)	35 9/32 (896)	43 9/32 (1099)	51 9/32 (1303)	55 9/32 (1404)	59 9/32 (1506)	67 9/32 (1709)
1-3 7/8 (403)	 WUAWN4014 WUPAWN4014	 WUAWN4814 WUPAWN4814	 WUAWN5614 WUPAWN5614	 WUAWN6014 WUPAWN6014	 WUAWN6414 WUPAWN6414	 WUAWN7214 WUPAWN7214
1-5 7/8 (454)	 WUAWN4016 WUPAWN4016	 WUAWN4816 WUPAWN4816	 WUAWN5616 WUPAWN5616	 WUAWN6016 WUPAWN6016	 WUAWN6416 WUPAWN6416	 WUAWN7216 WUPAWN7216
1-7 7/8 (505)	 WUAWN4018 WUPAWN4018	 WUAWN4818 WUPAWN4818	 WUAWN5618 WUPAWN5618	 WUAWN6018 WUPAWN6018	 WUAWN6418 WUPAWN6418	 WUAWN7218 WUPAWN7218
1-9 7/8 (556)	 WUAWN4020 WUPAWN4020	 WUAWN4820 WUPAWN4820	 WUAWN5620 WUPAWN5620	 WUAWN6020 WUPAWN6020	 WUAWN6420 WUPAWN6420	 WUAWN7220 WUPAWN7220
2-1 7/8 (657)	 WUAWN4024 WUPAWN4024	 WUAWN4824 WUPAWN4824	 WUAWN5624 WUPAWN5624	 WUAWN6024 WUPAWN6024	 WUAWN6424 WUPAWN6424	 WUAWN7224 WUPAWN7224
2-3 7/8 (759)	 WUAWN4028 WUPAWN4028	 WUAWN4828 WUPAWN4828	 WUAWN5628 WUPAWN5628	 WUAWN6028 WUPAWN6028	 WUAWN6428 WUPAWN6428	 WUAWN7228 WUPAWN7228
2-5 7/8 (860)	 WUAWN4032 WUPAWN4032	 WUAWN4832 WUPAWN4832	 WUAWN5632 WUPAWN5632	 WUAWN6032 WUPAWN6032	 WUAWN6432 WUPAWN6432	 WUAWN7232 WUPAWN7232
2-7 7/8 (962)	 WUAWN4036 WUPAWN4036	 WUAWN4836 WUPAWN4836	 WUAWN5636 WUPAWN5636	 WUAWN6036 WUPAWN6036	 WUAWN6436 WUPAWN6436	 WUAWN7236 WUPAWN7236
3-1 7/8 (1064)	 WUAWN4040 WUPAWN4040	 WUAWN4840 WUPAWN4840	 WUAWN5640 WUPAWN5640	 WUAWN6040 WUPAWN6040	 WUAWN6440 WUPAWN6440	 WUAWN7240 WUPAWN7240
3-3 7/8 (1165)	 WUAWN4044 WUPAWN4044	 WUAWN4844 WUPAWN4844	 WUAWN5644 WUPAWN5644	 WUAWN6044 WUPAWN6044	 WUAWN6444 WUPAWN6444	 WUAWN7244 WUPAWN7244
4-1 7/8 (1267)	 WUAWN4048 WUPAWN4048	 WUAWN4848 WUPAWN4848	 WUAWN5648 WUPAWN5648	 WUAWN6048 WUPAWN6048	 WUAWN6448 WUPAWN6448	 WUAWN7248 WUPAWN7248



View from adjacent  
property ~~West~~



~~East~~ View:  
Not visible from  
street.



View South  
Lavaca Str.



View from street  
East.



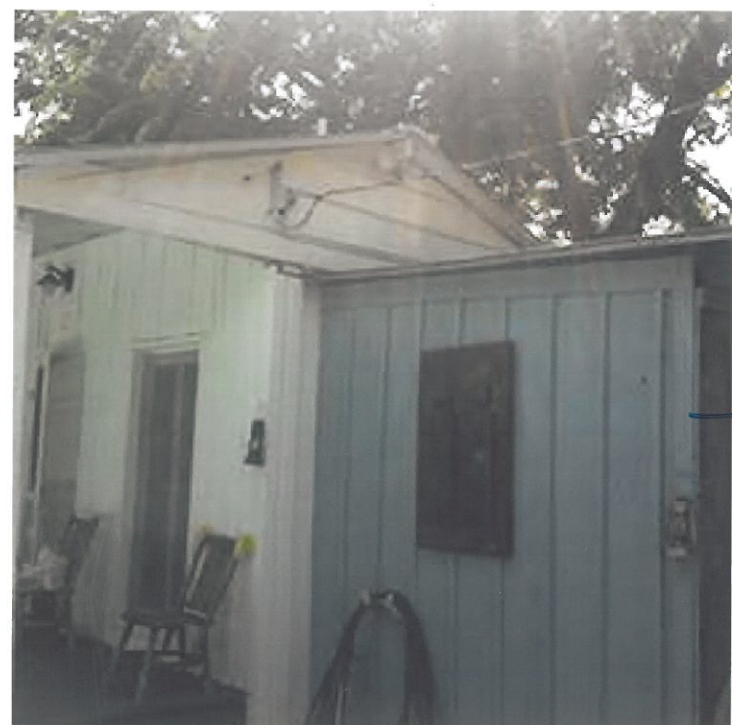


Bld.



drain

view from alley  
The addition to be  
constructed on right  
where chicken coop is.  
North



shed  
to be  
demolished

EAST

Not visible from  
Street.

Blue shed would  
be demolished  
to allow addition.